

Appendix 15 – The Rest Consultation Summary

This appendix contains all relevant information relating to The Rest consultation. The following information is included:

- Section 1 – Consultation Summary Table
- Section 2 – The Rest Consultation Pack
- Section 3 – Iwi and Hapū Correspondence and Letter
- Section 4 – Waikato District Council and Future Proof Correspondence
- Section 5 – Heritage New Zealand Correspondence
- Section 6 – Ministry for the Environment Correspondence
- Section 7 – Ministry of Education Correspondence
- Section 8 – Department of Conservation Correspondence
- Section 9 – Tauwhare Community Group Correspondence
- Section 10 – Agri-Education Institute – Key Stakeholder Correspondence
- Section 11 – Karaka Pines Retirement Village Letter

1.0 Consultation Summary Table

Ngāti Haua

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
4-Nov-25	Email – sent from B&A	Norm Hill	Introduction to Awanui Links	Introduction to Awanui Links, confirm key contacts and request for an initial hui	Refer to email attachment
17-Dec-25	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere Kahurimu Flavell – Waikato Tainui	Initial hui and presentation of draft consultation pack	Present and discuss the draft consultation pack, discuss the preparation of a CIA, determine how we will work together including site walkovers and a future hui	Refer to meeting notes
5-Mar-26	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere Kahurimu Flavell – Waikato Tainui	On site walkover	Site walkover with iwi and hapū to understand the masterplan and discuss the proposal	

11-Jun-26	Email / letter	B&A	Confirmation of consultation and support for referral application.	Letter from from Ngati Haua confirming that consultation has occurred on the referral application prior to lodgement. Confirmation that a CIA will be prepared as part of the substantive application.	Refer to letter
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Ngāti Wairere

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
4-Nov-25	Email – sent from B&A	Norm Hill	Introduction to Awanui Links	Introduction to Awanui Links, confirm key contacts and request for an initial hui	Refer to email attachment
17-Dec-25	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere Kahurimu Flavell – Waikato Tainui	Initial hui and presentation of draft consultation pack	Present and discuss the draft consultation pack, discuss the preparation of a CIA, determine how we will work together including site walkovers and a future hui	Refer to meeting notes
5-Mar-25	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua	On site walkover	Site walkover with iwi and hapū to understand	

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		Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere Kahurimu Flavell – Waikato Tainui		the masterplan and discuss the proposal	
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Waikato Tainui

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
4-Nov-25	Email – sent from B&A	Norm Hill	Introduction to Awanui Links	Introduction to Awanui Links, confirm key contacts and request for an initial hui	Refer to email attachment
17-Dec-25	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere Kahurimu Flavell – Waikato Tainui	Initial hui and presentation of draft consultation pack	Present and discuss the draft consultation pack, discuss the preparation of a CIA, determine how we will work together including site walkovers and a future hui	Refer to meeting notes
5-Mar-25	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere	On site walkover	Site walkover with iwi and hapū to understand the masterplan and discuss the proposal	

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		Kahurimu Flavell – Waikato Tainui			
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Future Proof

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
19-Feb-26	Meeting	Fraser McNutt – B&A Briar Belgrave – B&A Alicia Lawrie – B&A Dean Morris – Maven Chris Dillon – HCC Deborah McIntosh – WDC Deron Sharma – WDC Donna Tracey – WDC Fletcher Bell – WDC Justin Smit – WDC Keith Martin – WDC Mark Curtis – WDC Matthew Horsfield – WDC Nick Birdsall – WDC Virendra Prasad – WDC Katrina Andrews – WRC Basil Mthew – WSL Marieka Van Der Lee – WSL	The Rest Meeting with relevant Future Proof Partners staff – pre lodgement consultation	Introduction to The Rest, provide an overview of the consultation pack and discuss Future Proof Partners feedback	Refer to meeting minutes

Waikato District Council

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
27-Jan-26	Email	Donna Tracey – WDC	Update on project progress and request a meeting with WDC and wider Future Proof partners to present the consultation pack and discuss any feedback	Refer to email	Refer to email
19-Feb-26	Meeting	Fraser McNutt – B&A Briar Belgrave – B&A Alicia Lawrie – B&A Dean Morris – Maven Chris Dillon – HCC Deborah McIntosh – WDC Deron Sharma – WDC Donna Tracey – WDC Fletcher Bell – WDC Justin Smit – WDC Keith Martin – WDC Mark Curtis – WDC Matthew Horsfield – WDC Nick Birdsall – WDC Virendra Prasad – WDC Katrina Andrews – WRC Basil Mthew – WSL	The Rest Meeting with relevant Future Proof Partners staff – pre lodgement consultation	Introduction to The Rest, provide an overview of the consultation pack and discuss Future Proof Partners feedback	Refer to meeting minutes

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		Marieka Van Der Lee – WSL			
20-Feb-26	Email	Deron Sharma – WDC	Introduction from WDC project manager for The Rest. Setting out details confirming the Cost Recovery Agreement, next steps and the statement of facts.	Refer to email	Refer to email
16-Jun-26	Email	Donna Tracey - WDC	Statement of Facts for The Rest referral application.	Refer to Statement of Facts	Refer to Statement of Facts

Heritage New Zealand

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
21-Jan-26	Email	Rachel Darmody - HNZ	Introduction to the project and confirmation no authority is required	Refer to email	Refer to email Refer to Attachment 8 for a copy of the Archaeological Assessment.
9-Mar-26	Email	Email sent from HNZ to Fraser McNutt – B&A	HNZ confirmation that no authority is required	Refer to email	Refer to email

Ministry for the Environment

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
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21-Jan-26	Email – sent by B&A	Ministry for the Environment – Admin Agency FTAA	Section 11 FTAA Consultation Requirements	Introduction to The Rest and request for consultation with MfE under Section 11 of the FTAA	Refer to email attachment
22-Jan-26	Email – sent by MfE	Briar Belgrave – B&A	Section 11 Consultation Response	Response letter from MfE on national direction assessment requirements	Refer to email attachment

Ministry of Education

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
3-Dec-25	Meeting	Fraser McNutt – B&A Susan Henderson – MoE Gemma Hayes – MoE Patrick Broman – MoE	Introduce the fast-track proposal and present the consultation pack.	B&A presented the consultation pack for The Rest. Discussed MoE feedback. Agreed to do a further presentation in early 2026 with Tertiary Team at MoE.	Refer to meeting minutes
2-Mar-26	Email – to MoE	Susan Henderson	Arrange follow up meeting	B&A and MoE discussed having an additional meeting in 2026 to discuss the agri-education institute with the tertiary team at MoE. B&A emailed to arrange a time with MoE.	Refer to email attachment

				Circulated meeting notes.	
17-Mar-26	Meeting	Briar Belgrave – B&A Stella Quigley – B&A Susan Henderson – MOE Patrick Broman – MOE Margaret Paiti – MOE Bevan Smith – MOE	Meet with tertiary team	B&A presented the consultation pack for The Rest to the Tertiary Team at MoE. Discussed Tertiary Team feedback. Contacts provided by MoE for key stakeholders who may have an interest in the project. B&A circulated meeting notes.	Refer to meeting minutes

Department of Conservation

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
21-Jan-26	Email – sent from B&A	Department of Conservation	Section 11 FTAA Consultation Requirements – request to consult	Request to consult with DOC on The Rest referral application.	Refer to email attachment
27-Jan-26	Email – sent from DoC	B&A	Acknowledge of receipt of email	Confirmation that DoC received consultation request. Outlining cost recovery process and need for an invoice for costs to be paid before consultation can commence.	Refer to email attachment

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22-Jan-26	Email – sent from DoC	B&A	DoC project manager and arranging pre-lodgement meeting with DoC	Notification of appointment of DoC manager for The Rest. Request for time and dates for pre-lodgement meeting with DoC.	Refer to email attachment
12-Feb-26	Meeting	Briar Belgrave – B&A Shawn Gardner – DoC Nick Carter – Ecological Solutions	Pre-lodgement consultation meeting	Refer to meeting minutes	Refer to meeting minutes
16-Feb-26	Email – sent from B&A	Shawn Gardner – DoC	Meeting minutes	Draft meeting minutes circulated to DoC for confirmation	Refer to email attachment and meeting minutes
13-Mar-26	Email – sent from DoC	B&A	Consultation summary	Summary of information from DoC following pre-lodgement consultation	Refer to email and attachment

Tauwhare Community Group

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
27-Jan-26	Meeting	Fraser McNutt – B&A Bram Cleland – Client Tauwhare Community Group	Introduce the project and present the consultation pack	B&A presented the consultation pack for The Rest with the Tauwhare Community Group. Comments and feedback were received and B&A responded to questions asked.	

12-Feb-26	Email – from Tauwhare Community Group	Bram Cleland – Client	Follow up from community meeting	Tauwhare Community Group chair emailed to say thank you for the presentation. Positive feedback on the proposal was re-iterated e.g. being transformation for the community, well thought through proposal, lifestyle block sizing is in keeping with the rural character in Tauwhare. Concerns regarding bore water and dust were raised.	Refer to email attachment
2-Mar-26	Email – from client to Tauwhare Community Group	Adrian Pyne – Tauwhare Community Group Chair	Response to email from the community group	Email thanking the community group for the opportunity to present. Acknowledgement of feedback provided. Response and clarifications provided on the bore water and dust issues raised. Noted the opportunity to provide further feedback as the project continues.	Refer to email attachment
2-Mar-26	Email – from Tauwhare Community Group to client	Bram Cleland – client	Response to follow up email	Thank you for responding and addressing comments.	Refer to email attachment

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				Confirming no further comments.	
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Agri-Education Institute – Key Stakeholders (Targeted Discussions)

Targeted discussions were had with key stakeholders who may have an interest in the proposal. The list and record below reflect those stakeholders who responded to requests to meet. Engagement in this space will continue in a more detailed way through a substantive application. Only those stakeholders who were comfortable to be listed below are shown.

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
31-Mar-26	Meeting	Briar Belgrave – B&A Ray Pickett – Vision College	Introduce the project and present the consultation pack	B&A provided a project overview, specifically focusing on the agri-education component. Discuss feedback from stakeholder. Vision College expressed interest in project and potential partnership options, noting that significant due diligence would be required through the substantive application process.	Refer to Letter of Support
1-Apr-26	Meeting	Briar Belgrave – B&A Sharon Calvert – Waikato University Amanda Hema – Waikato University	Introduce the project and present the consultation pack	B&A provided a project overview, specifically focusing on the agri-education component. Discuss feedback from stakeholder.	

8-Apr-26	Meeting	Briar Belgrave – B&A Stephen Veitch – Innovation Park	Introduce the project and present the consultation pack	B&A provided a project overview, specifically focusing on the agri- education component. Discuss feedback from stakeholder.	
9-Apr-26	Meeting	Briar Belgrave – B&A Fraser McNutt – B&A Warwick Pitts - Wintec	Introduce the project and present the consultation pack	B&A provided a project overview, specifically focusing on the agri- education component. Discuss feedback from stakeholder. Support from Wintec for the application being lodged for consideration through the Fast Track Approvals Act. Wintec note considerable merit of the proposal in the Waikato Region.	Refer to Letter of Support
9-Apr-26	Meeting	Briar Belgrave – B&A David Chin – LIC (Livestock Improvement Corporation)	Introduce the project and present the consultation pack	B&A provided a project overview, specifically focusing on the agri- education component. Discuss feedback from stakeholder.	
30-Apr-26	Meeting	Briar Belgrave – B&A Julia Murphy - DairyNZ	Introduce the project and present the consultation pack	B&A provided a project overview, specifically focusing on the agri- education component.	

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				Discuss feedback from stakeholder.	
20-May-26	Meeting	Briar Belgrave – B&A Kerry Allen – St Pauls	Introduce the project and present the consultation pack	B&A provided a project overview, specifically focusing on the agri-education component. Discuss feedback from stakeholder, noting St Paul's specialised agribusiness curriculum.	Refer to Letter of Support
4-Jun-26	Meeting	Briar Belgrave – B&A Ginny Vincent – Primary ITO	Introduce the project and present the consultation pack	B&A provided a project overview, specifically focusing on the agri-education component. Discuss feedback from stakeholder, noting St Paul's specialised agribusiness curriculum.	Refer to Letter of Support

Appendix 15 – The Rest Consultation

Summary

2.0 The Rest Consultation Pack



The Rest 1073 Tauwhare Road Masterplan

Consultation Pack | Tauwhare | March 2026

B&A

Urban & Environmental

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Scale 1:115,000 @ A3

1.0 Introduction

1.1 Existing Regional Context

The Rest is located at 1073 Tauwhare Road, within the rural community of Tauwhare in the Waikato District. The site sits within an established rural landscape characterised by farming, lifestyle properties, and a small cluster of existing community facilities within the Tauwhare village. The site has direct frontage to Tauwhare Road and is centrally positioned between Hamilton, Cambridge and Morrinsville.

Proximity to Centres and Residential Areas:

The site's location provides convenient access to a range of nearby towns and employment centres including:

- Hamilton City Centre – approximately 20 minutes
- Cambridge – approximately 15 minutes
- Morrinsville – approximately 15 minutes
- Matamata – approximately 30 minutes
- Hamilton Airport – approximately 15 minutes

The site is therefore well-connected to surrounding rural settlements and key urban centres within the Waikato. This proximity ensures future residents, visitors, and users of the agri-education institute have good access to employment, services, and recreational activities across the region.

Legend

- Subject Site
- State Highway
- Existing Collector Roads
- Waterbodies
- Tauwhare
- - - Waikato Region Boundary
- - - Other Regional Boundaries
- ⊕ Waikato Hospital
- ✈ Hamilton Airport



Figure 1 Waikato Context

1.2 Local Context

Tauwhare village lies to the west, with access to local community facilities, including Tauwhare School and the local community hall. The wider area is supported by retail, employment, and recreational activities in both Hamilton and Cambridge. The village is framed to the south-east by steeper topography which slopes down to west and south-west towards Waitakaruru Stream. The stream runs perpendicular to Scotsman Valley Road and links Tauwhare village to the Sculpture Park at Waitakaruru Arboretum.

- Legend
- Subject Site
 - State Highway
 - Existing Collector Roads (ONF)
 - Railway Line
 - Tauwhare
 - Waikato Region Boundary
 - Other Regional Boundaries
 - Hamilton
 - Built Up Areas / Centres
 - Rivers / Streams
 - Existing Drains
 - Natural Open Space
 - Open Space / Recreation
 - Schools and ECE
 - Parks / Reserves
 - Cafe / Restaurants
 - Supermarkets
 - Community Hall / Church

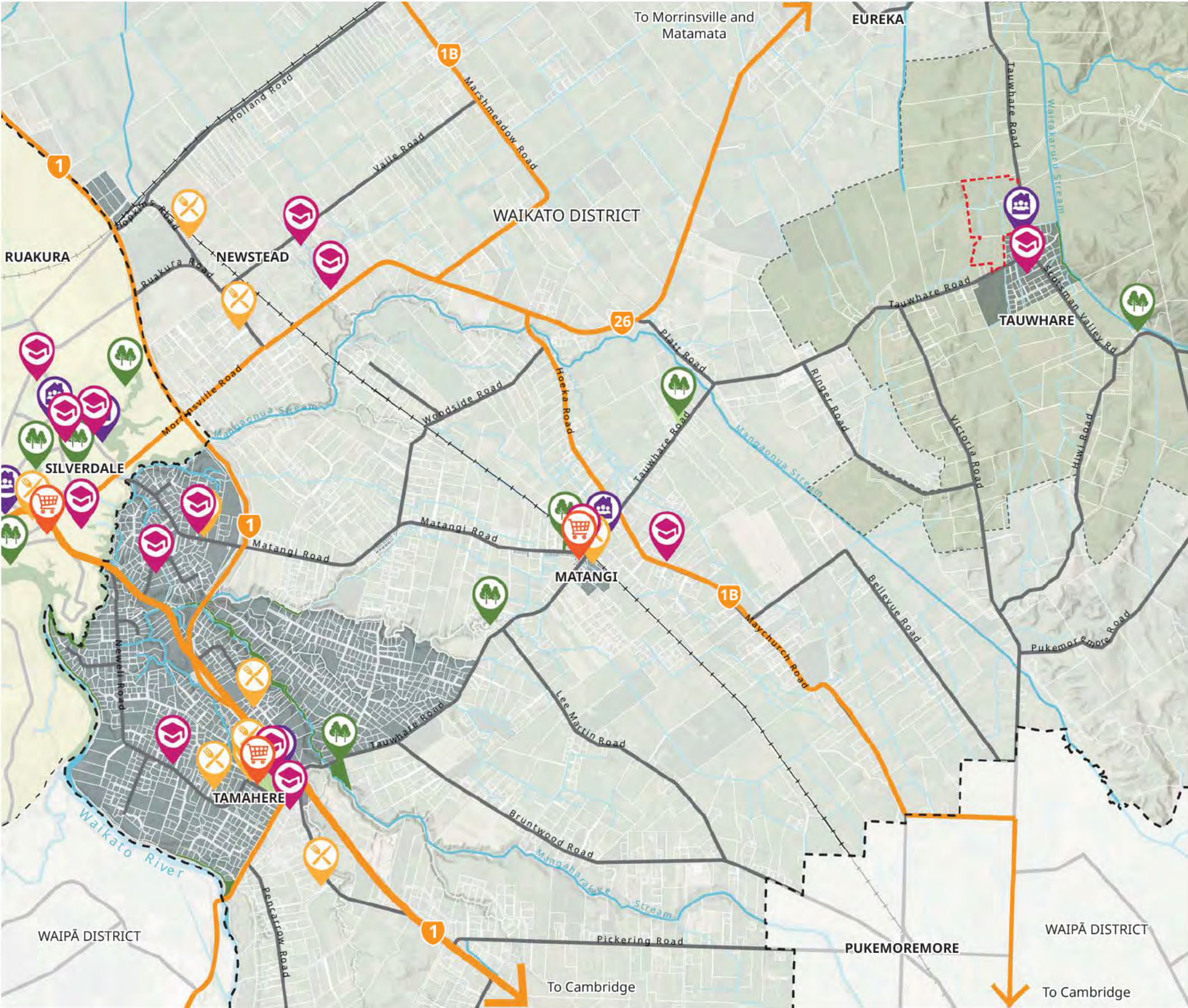


Figure 2 Local Context



Scale 1:15,000 @ A3

1.3 Planning Context

The site is zoned **Rural Zone** under the **Waikato District Plan (Operative)** and **General Rural** under the **Waikato District Plan (Operative in Part)**. The Rural Zone provides for productive rural activities, low density living, and a small number of rural supporting activities. The plan also identifies the broader Tauwhare locality as part of a rural environment that accommodates a mix of farming and rural lifestyle development.

Future development of the site should carefully consider the planning context under the District Plan, in order to create a cohesive and comprehensive environment, including:

- The rural character and amenity values in Tauwhare;
- The operational needs of rural production and surrounding land uses;
- The interface between rural lifestyle development and adjoining productive land;
- The ability to access regional centres; and
- The landscape and visual qualities of Tauwhare as a rural settlement.

The proposal comprising an agri-education institute, rural lifestyle lots, a retirement village, small commercial centre, and storage facilities seeks to respond to the Waikato District Plan by providing a consolidated, well masterplanned development that:

- Supports rural education, employment and training opportunities;
- Provides lifestyle living options that maintain the rural character;
- Delivers community scale commercial and service functions that complement the Tauwhare community; and
- Integrates built form, open space, and landscape outcomes appropriate to the site's rural setting.

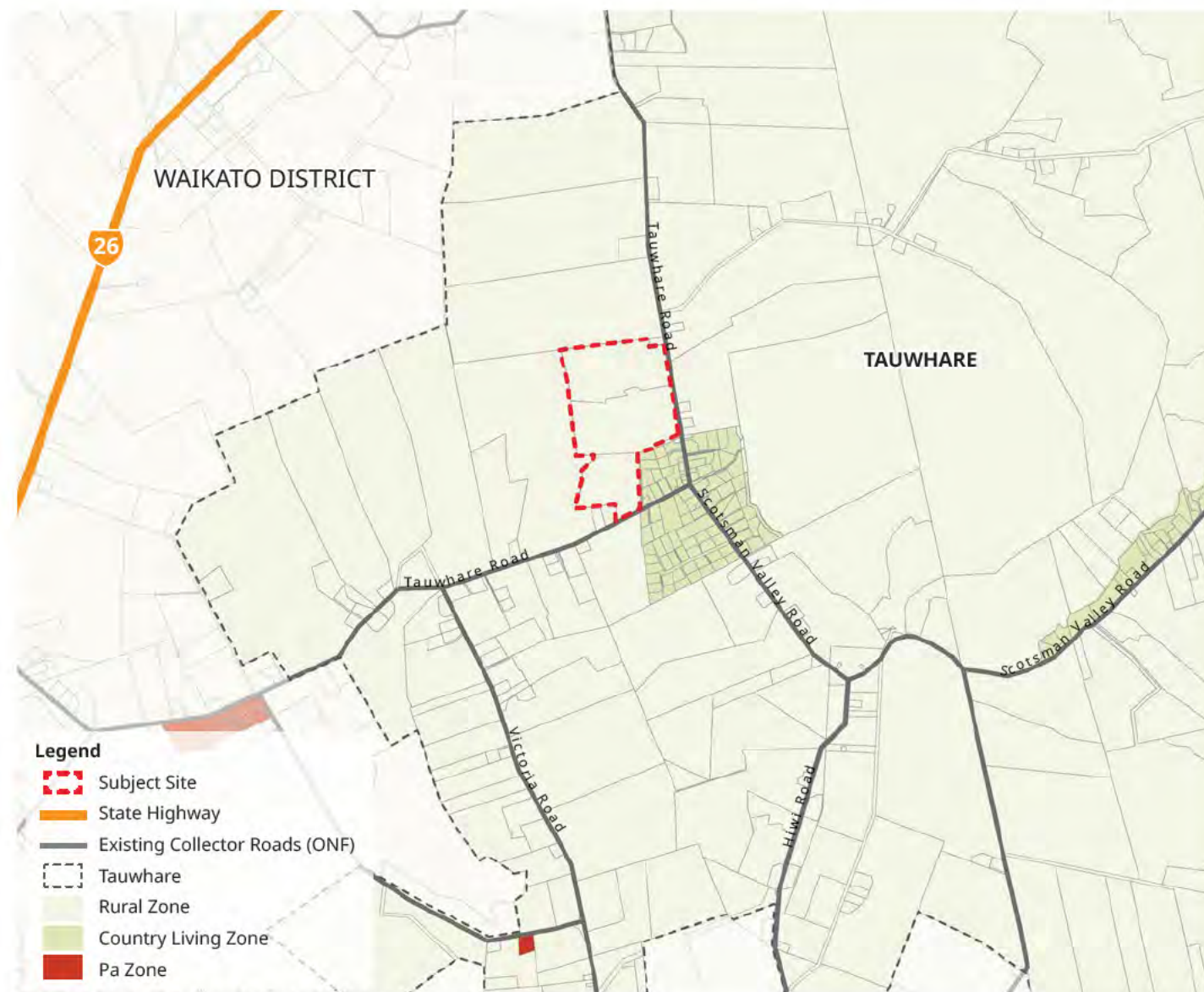


Figure 3 Tauwhare Zoning - Waikato District Plan (Operative)

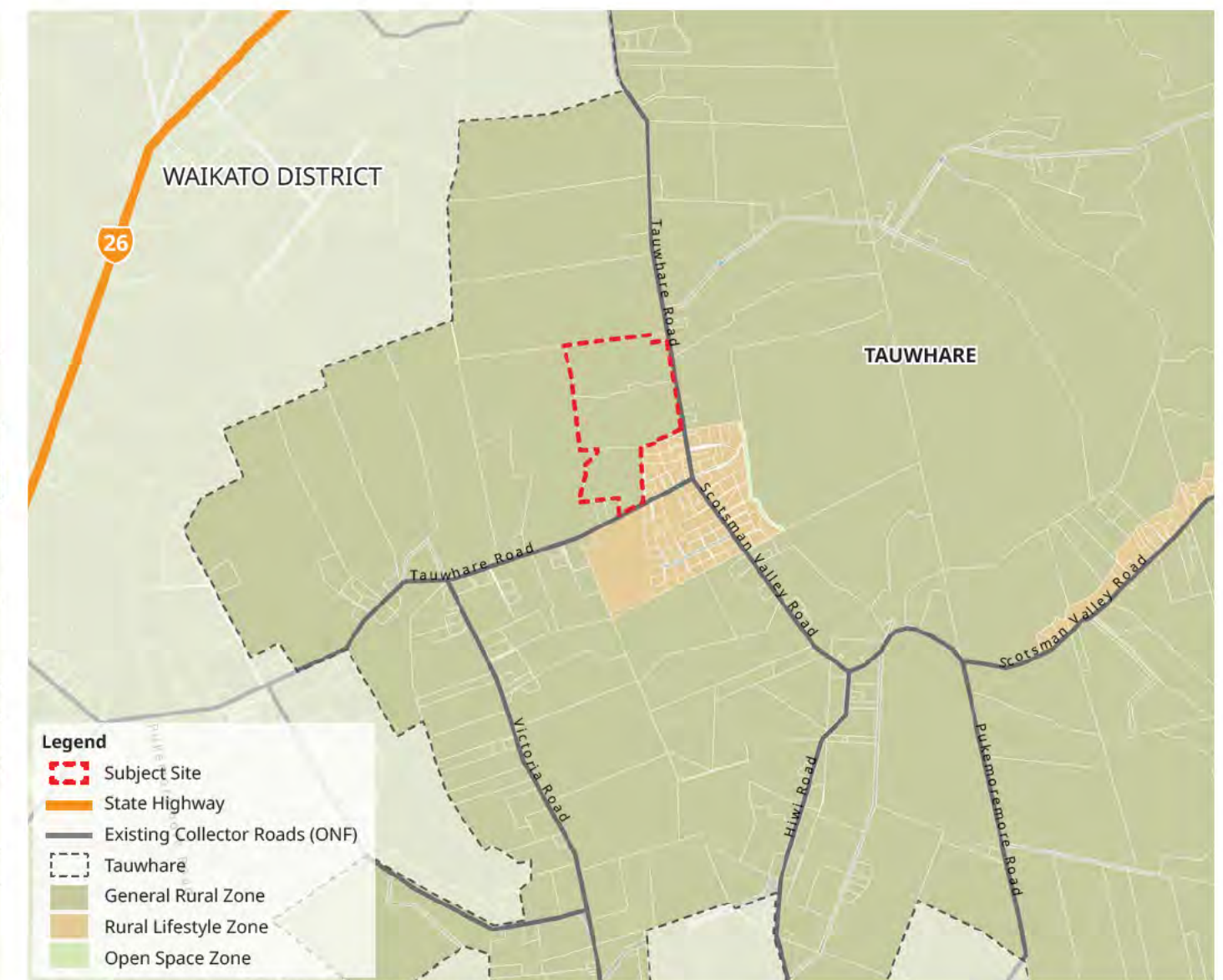


Figure 4 Tauwhare Zoning - Waikato District Plan (Operative in Part)

1.4 Cultural and Historic Context

The site is of identified cultural and resource management significance to Ngaati Haua, Ngaati Wairere, and Waikato Tainui.

The project name 'The Rest' is derived from the concept of a 'house of rest,' reflecting the Tauwhare's historical role as a place of respite and stopover for both Māori and European settlers¹.

The Masterplan and the development of The Rest present an opportunity to embed a cultural narrative that acknowledges and respects the significance of this whenua and the Waikato Te Awa. These opportunities will be identified together with tangata whenua.

¹Tauwhare Community Plan (2007-2017)

- Legend
- Subject Site
 - State Highway
 - Collector Roads
 - Railway
 - Tauwhare
 - Waikato Region Boundary
 - Other Regional Boundaries
 - Rivers / Streams
 - Existing Drains
 - Open Space
 - Gully Area
 - Waikato Flood Hazard
 - Ridgeline Policy Area
 - Indigenous Fish Habitat
 - Heritage Item
 - Urupa
 - Notable Trees

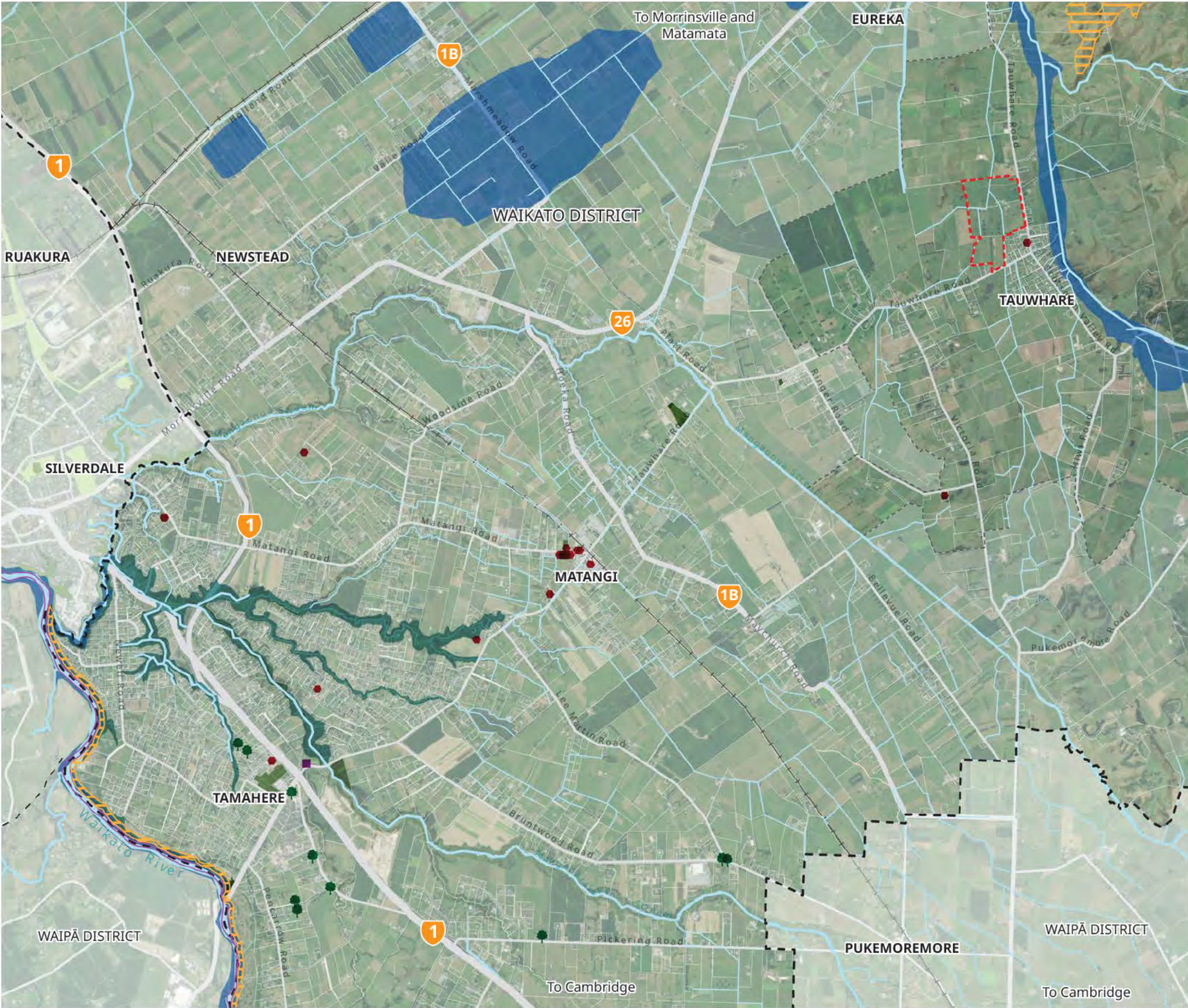


Figure 5 Cultural and Historical Context



1.5 Ownership and Land Uses

Ownership: Livestock Improvement Corporation Ltd.

Legal description: Lot 21 DP 2822
Land Use: Farming / Rural
Area (approx.): 63.89ha

Ownership: Denise & Michael Van De Pas

Land Use: Rural Residential
Area (approx.): 4,400m²

Ownership: Stan Land Lp

Legal description: Lot 1 DP 407508
Land Use: Farming / Rural
Area (approx.): 20.36ha

Ownership: James & Carley Cleland

Legal description: Lot 2 DP 407508, Lot 2 DP 548121
Land Use: Farming / Rural
Area (approx.): 34.91ha

Ownership: Dean & Philippa Christensen

Legal description: Lot 3 DP 548121
Land Use: Farming / Rural
Area (approx.): 65.78ha

Ownership: Waikato District Council

Land Use: Access
Area (approx.): 3,200m²

Ownership: Johannes Hendrik & Others

Legal description: Lot 1 DP 89389
Land Use: Rural Residential
Area (approx.): 1.00ha

Ownership: Jean Bowden & Others

Legal description: Lot 1 DP 548121
Land Use: Rural Residential
Area (approx.): 8889m²

Ownership: Multiple

Land Use: Rural Residential
Area (approx.): ~2,000m² - 8,000m²

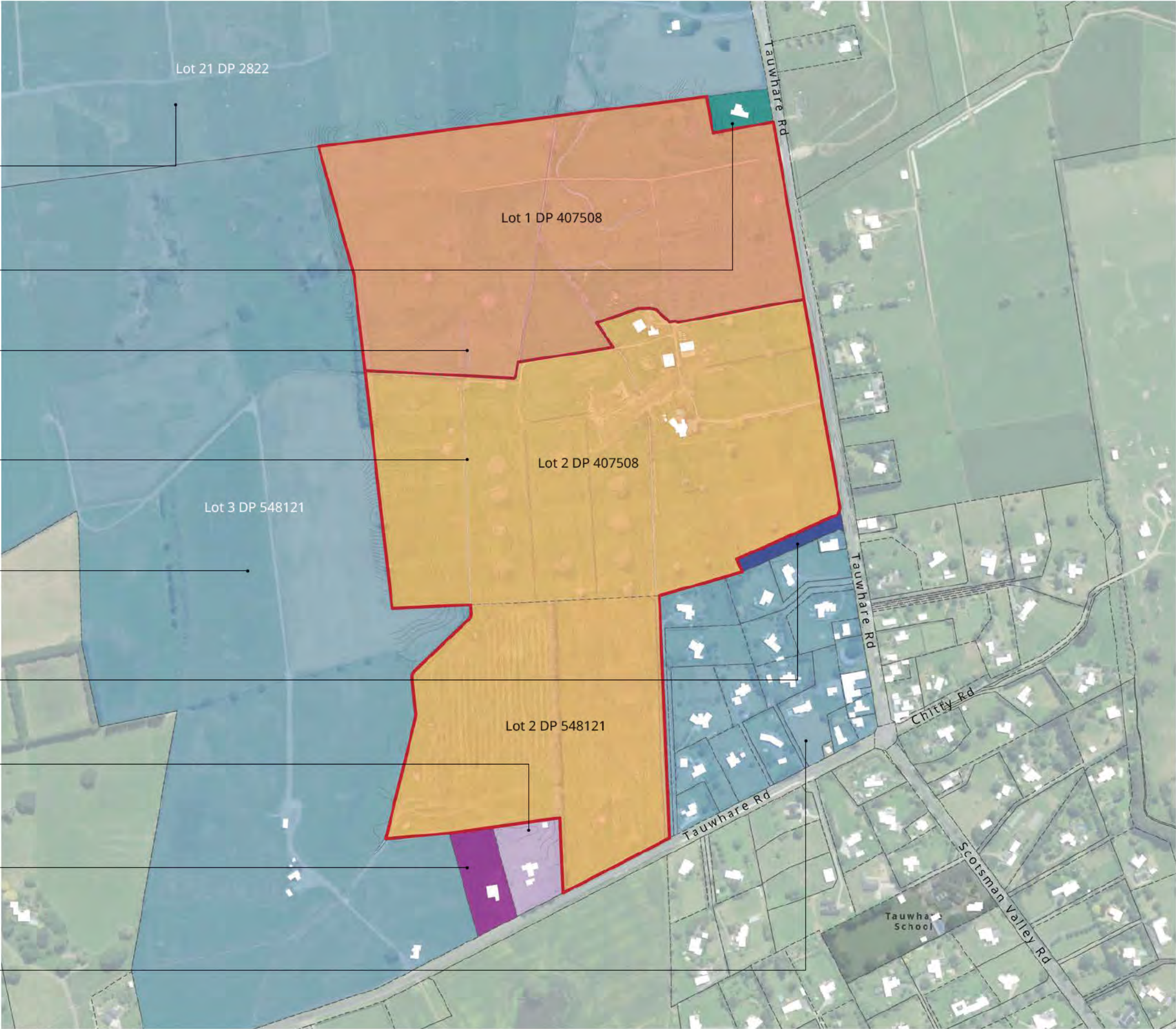


Figure 6 Existing Ownership



Scale 1:5,000 @ A3

1.6 Ecological and Blue-Green Network

The Rest Masterplan has been designed to integrate with existing natural features where it is practical and feasible.

The site is characterised by a predominantly rural pastoral landscape with gently rolling topography, scattered shelterbelts, and areas of established vegetation. Although modified through farming activities, the site contains a number of natural features that provide opportunities for ecological enhancement as part of the masterplan. A series of small farm drains and overland flow paths traverse the property, forming part of the wider Tauwhare catchment. While these are generally modified and of limited ecological value, they offer the potential for riparian planting, naturalisation, water-sensitive design treatments, and the creation of connected ecological corridors that improve both hydrological function and biodiversity.

The Rest is also being developed in accordance with water-sensitive design principles. These principles aim to protect and enhance the health of waterbodies and the receiving environment for stormwater runoff and flows.

- Legend
- Subject Site
 - Exotic Trees
 - Felled tree / Log Pile
 - Potential Wetland (subject to further investigation)
 - Exotic Hedgerow
 - Exotic Rank Vegetation (grasslands / shrub)
 - Exotic Shelterbelt
 - Native Hedgerow / Shrubs
 - Artificial Watercourse
 - Modified Watercourse



Figure 6 Identified ecological features map

1.7 Transport and Accessibility

The site is directly accessed from Tauwhare Road, a key east-west rural collector road that connects to both Morrinsville (SH26) and Cambridge Road. Additionally, the site is also strategically positioned approximately 10 minutes from State Highway 1, providing efficient and reliable travel to Hamilton, Cambridge, Morrinsville and the wider region.

The prime placement of the site offers:

- Short travel times to Hamilton, Cambridge and Morrinsville providing strong access to employment, healthcare, recreation and retail services.
- Multi-directional travel without reliance on a single arterial route.
- Efficient access for service vehicles, deliveries, and storage related movements without affecting residential amenity.
- Proximity to State Highway 1B and 26 providing efficient movement in all directions;
- Logical connections for freight, servicing and deliveries associated with the commercial centre and storage facilities;
- Reduced travel demand on major urban intersections, as the site is located within the rural network rather than located within a constrained urban environment.

Overall, the site's transport advantages support a well-connected, multi-use development that can integrate and function effectively within the rural transport system.

Legend

- | | |
|----------------------|---------------------------|
| Subject Site | Regional Bus Route |
| State Highway | Hamilton Bus Route |
| Arterial | Bus Stop |
| Primary Collector | Tauwhare |
| Secondary Collector | Waikato Region Boundary |
| Low Volume / Access | Other Regional Boundaries |
| Railway Line | Rivers / Streams |
| Existing Interchange | Existing Drains |
| Round-a-bout | |

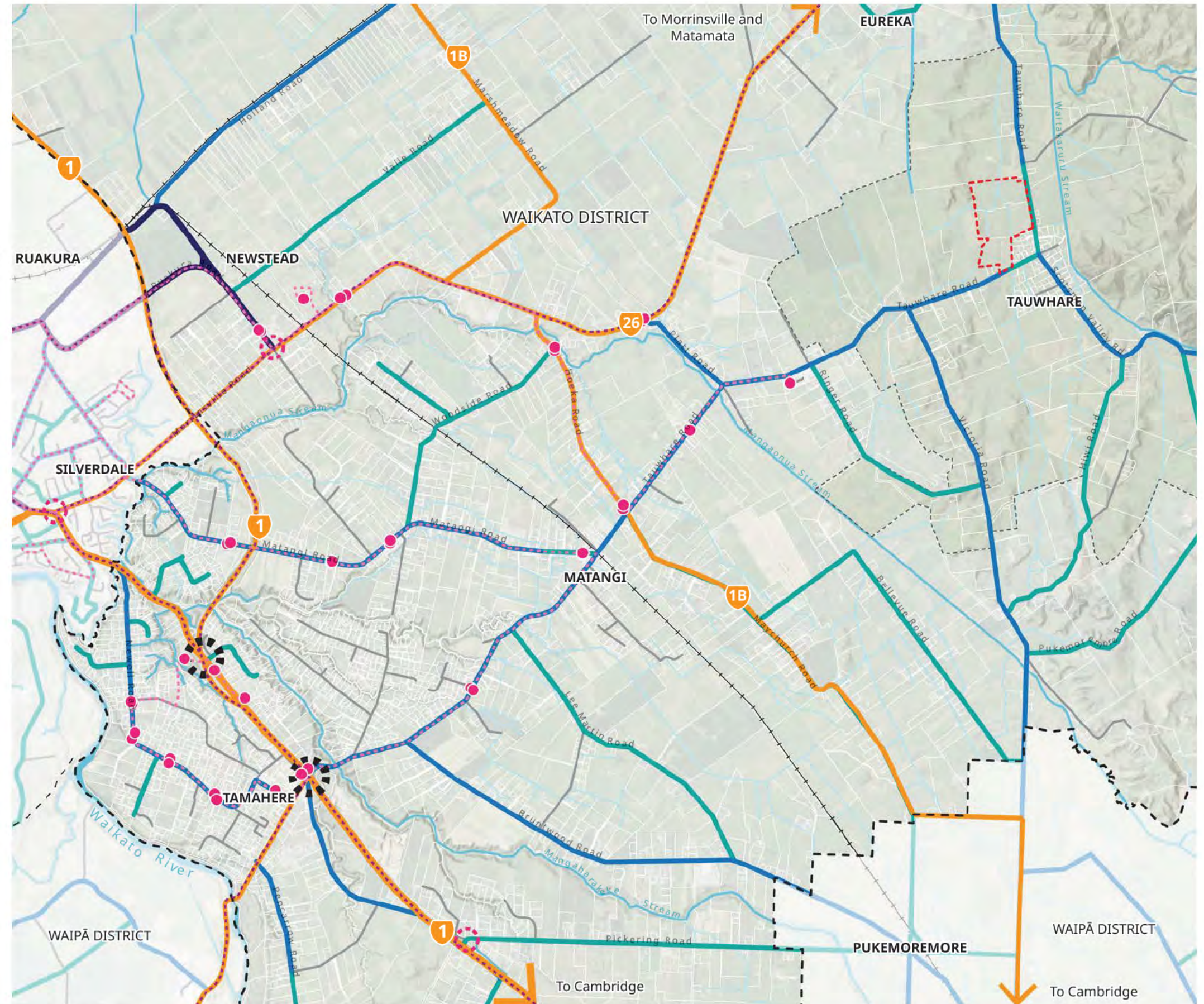


Figure 7 Wider connectivity and movement map



Scale 1:5,000 @ A3

1.8 Existing Site Features and Opportunities

The site has several key features and opportunities:

- The existing rural character, with farmland to the north-west and rural lifestyle living to the south-east will require careful interface management while also allowing the development to integrate into an established residential environment.
- The site is predominantly flat with a portion of the western edge containing sloping topography. This supports a range of development opportunities across the site with limited constraints due to topography.
- The irregular site shape, and ecological features running through the centre of the site presents layout and access challenges while also offering opportunities for unique spatial outcomes and interfaces.
- There is a low presence of indigenous vegetation and highly modified / artificial watercourses. There are potential wetlands on site which require further investigation.
- There are multiple opportunities to access the site due to Tauwhare road running adjacent to both the eastern and southern boundary of the site.
- Multiple road frontages create multiple options for commercial amenities, with the busy southern frontage enhancing accessibility, while the eastern frontage benefits from close connections to the Tauwhare Community Centre.

Legend

 Subject Site	--- Existing Fence
● Exotic Trees	--- Overhead Power lines
○ Felled tree / Log Pile	○ Existing Building (to be retained)
■ Potential Wetland (subject to further investigation)	--- Existing Driveway/ Farm Track
--- Exotic Hedgerow	○ Existing vehicle crossings
■ Exotic Rank Vegetation (grasslands / shrub)	■ Riparian buffer (40m width) (TBC)
■ Exotic Shelterbelt	■ Rural Boundary
■ Native Hedgerow / Shrubs	■ Existing Rural Residential
--- Artificial Watercourse	○ Tauwhare Community Centre
--- Modified Watercourse	○ Tauwhare School
--- Contour and Slope	

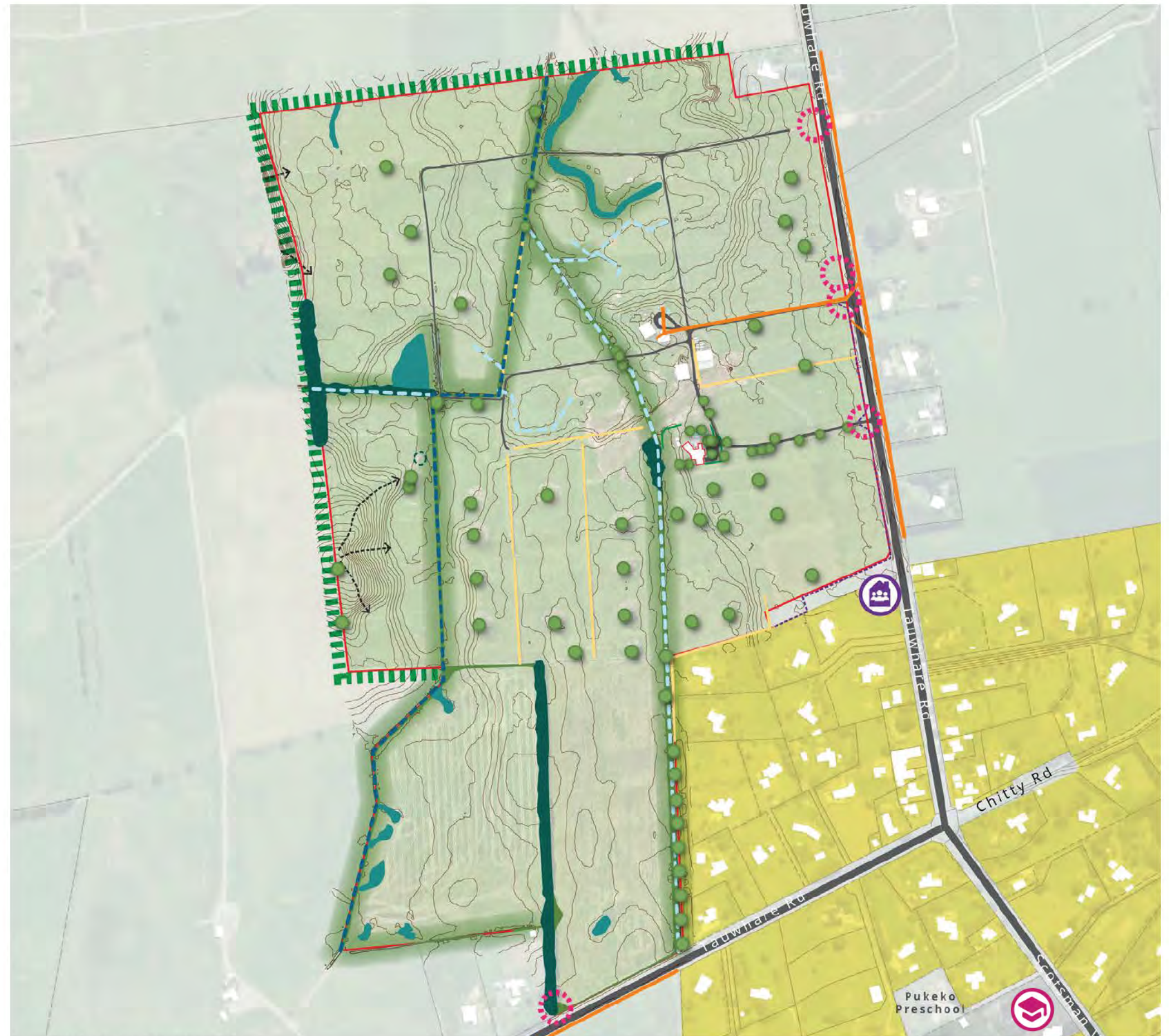


Figure 8 Site Features and Opportunities Map



Scale 1:5,000 @ A3

2.0 Masterplan

2.1 Conceptual Masterplan

- Legend**
- Subject Site
 - Local Road Connection (20m)
 - Accessway / ROW (6-10m)
 - Farm Track (Agri-Education connection)
 - Walking Track (along riparian margin)
 - Retirement Village (Gross Area = ~8.3ha)
 - Retirement Village villas (indicative)
 - Retirement Village Amenity/Care Building (indicative)
 - Rural Residential (net area of ~10.56ha = 36 x 2500/3500m² lots)
 - Commercial - neighbourhood centre (incl. signage/advertising) (9000m²)
 - Commercial - Farming / Equipment hire (7500m²)
 - Commercial - Storage units (8000m²)
 - Agri-education Institute (net site area of ~21.65ha, including teaching facilities, administration, storage, accommodation, practical areas and livestock/farming facilities)
 - Buildings
 - Existing House to remain
 - SW Devices (indicative locations)
 - 2000m² WW treatment
 - Shelterbelts / Vegetated Buffers
 - Contours
 - Waterways / 20m riparaian margin
 - Existing vegetation to remain (TBC)
 - Street trees



Figure 9 High-level Masterplan



Scale 1:5,000 @ A3

2.2 Landscape Strategy



Boundary Planting:
Manage the relationships between different site uses while retaining existing vegetation.



Stream Restoration:
Enhance riparian corridor & increase area of native vegetation.



Wetland Restoration:
Restoring existing wetlands and increasing ecological values.



Pedestrian Connections:
Provide for pedestrian & cycling links to the broader landscape.



Comprehensive Tree Planting:
Increasing street amenity and the ecological values of the road network, with existing in-lot trees retained and incorporated.

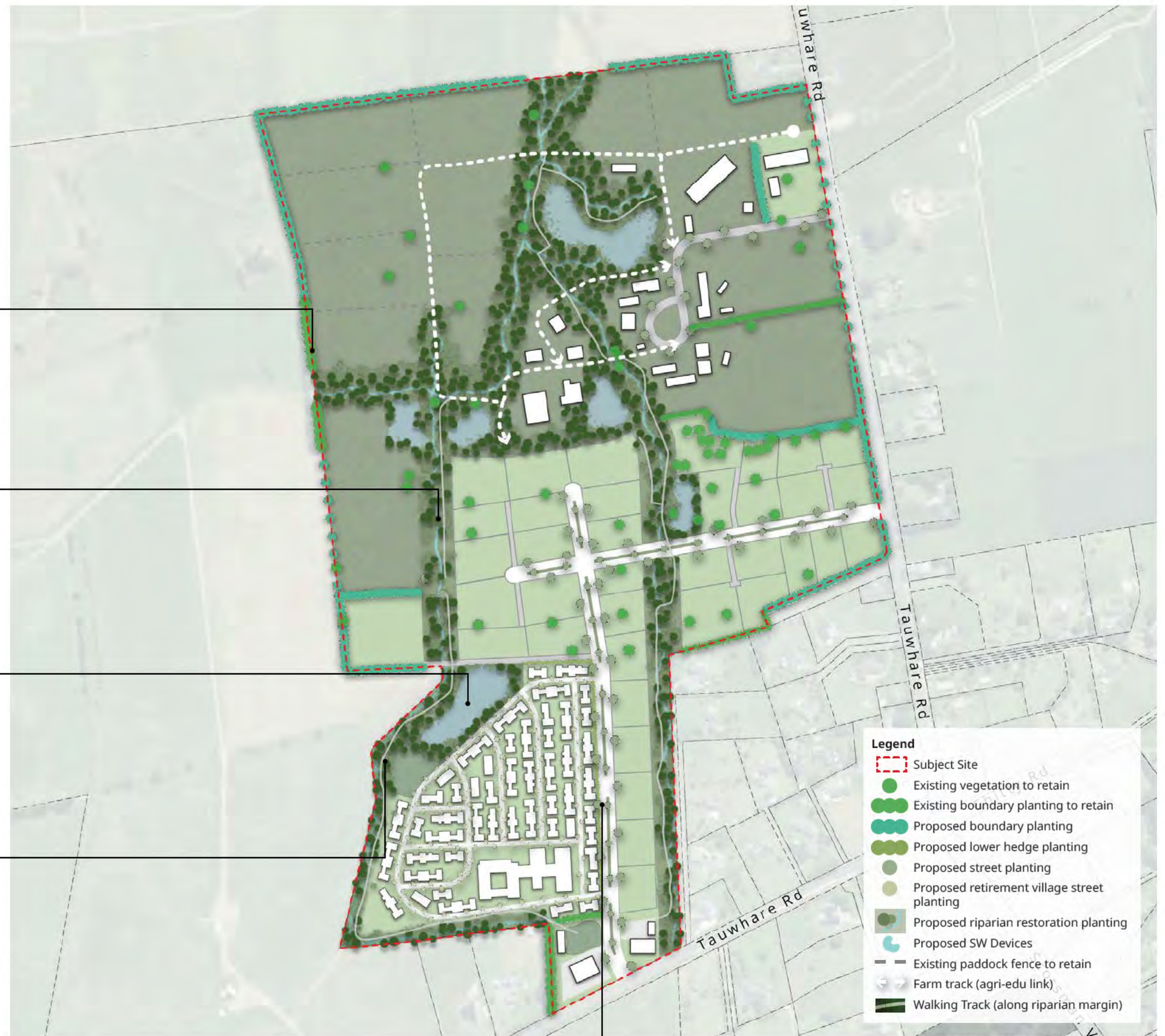


Figure 10 Landscaping Strategy and Opportunities



Scale 1:4,000 @ A3

2.3 Design Vision and Outcomes

2.3.1 Agri-Education Institute

Located on the northern portion of the site across approximately 21.65hha of land is the proposed agri-education centre to serve the community of Tauwhare as well as the wider Waikato Region.



Agri-Education:
An agri-education centre is a hub for specialised learning that combines agricultural theory with hands-on, industry-aligned training.



On-site Farming:
Space for on-site farming can be incorporated to enable students to learn through real, day-to-day work, applying skills directly in a functioning agricultural environment.



Campus Facilities:
Provides practical learning facilities such as workshops, teaching classrooms and on-site hostels and residence facilities to support students experience.

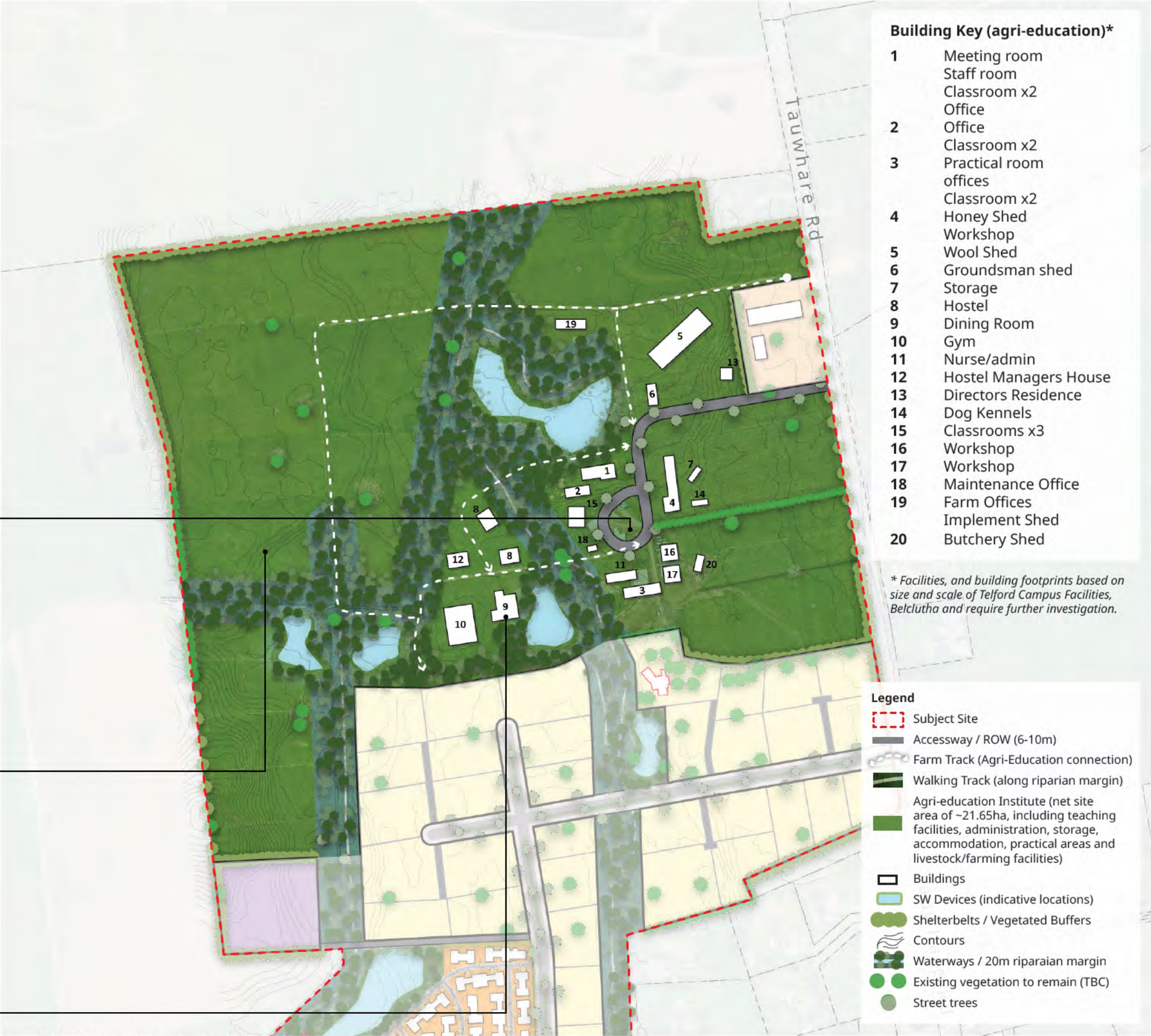


Figure 11 Agri-Education Institute concept and opportunities



Scale 1:5,000 @ A3

2.3.2 Commercial Activity

A 9,000m² commercial centre is proposed to the south of the Site adjoining Tauwhare Road as a primary vehicular route towards Matamata. The commercial centre will also act as a quality southern gateway into the development and service both future residents and the wider Tauwhare Village. Additional areas for Storage Units and Farming / Equipment Hire are also provided.



Village Cafe:
A café positioned beside a public green with play spaces, offering a sunny outdoor setting and a welcoming social hub for residents and visitors.



Commercial Tenancies:
Small commercial tenancies for local businesses e.g. Hair Dresser, Health & Wellness and Boutique shop.



Four Square:
A Four Square will supply essential grocery items for both residents and the surrounding village, ensuring easy access to daily necessities.

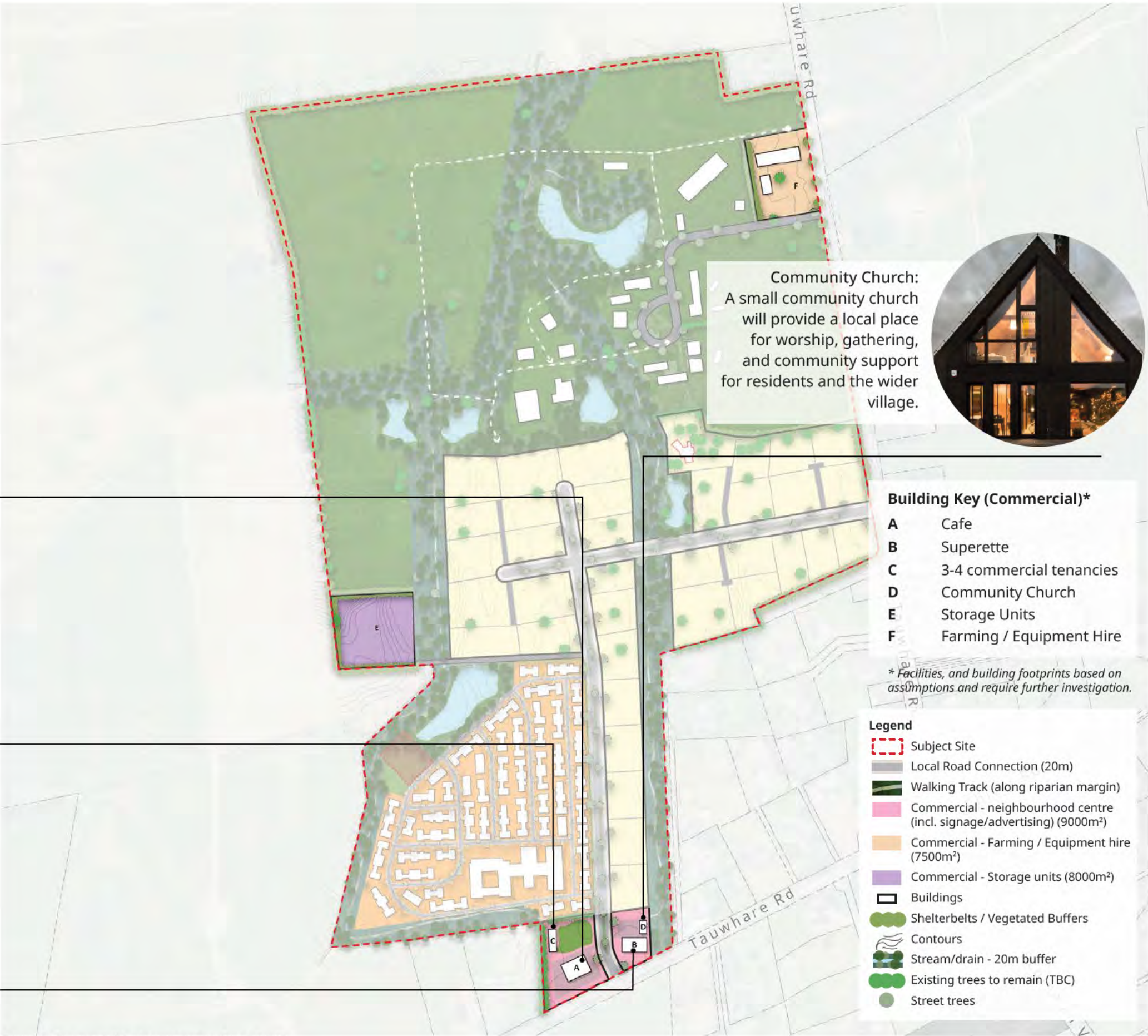


Figure 12 Commercial Centre concept and opportunities



Scale 1:3,000 @ A3

2.3.3 Retirement Village

A 8.3ha retirement village is proposed to the south of the site, adjoining the commercial centre to the north. It is located alongside the proposed north-south local road and will provide a safe, supportive, and well-connected living environment with quality villas for residents.

** Facilities, and building footprints drawn are based on assumptions and for graphic purposes only - require further investigation and input.*



Villas:
Varied villa layouts and sizes will offer residents choice and adaptability, ensuring long-term suitability for ageing in place.



Facilities and Amenities:
Shared community facilities and amenities will provide social, recreational, and wellbeing support tailored to residents' needs.



Outlook and Connectivity:
Thoughtful design incorporating outlook, passive surveillance, low-permeable fencing, and walkway links to the wider riparian margin will create a safe, connected, and attractive living environment.



Figure 13 Retirement Village concept and opportunities

2.3.3 Rural Residential Lots Planning Controls

Design Vision & Outcomes

The masterplan for the site has been carefully designed to provide a range of lot sizes that respond to market demand for rural residential uses, urban design best practice, and the site's context.

Across all lot sizes, the width and depth parameters have been set to achieve the outcomes below:

- Enable a variety of dwellings ensuring a diverse and attractive streetscape.
- Support good on-site functionality, including parking, outdoor living areas, and landscaping.
- Maintain compatibility with rural land and other on-site landuses and provide a clear transition between different environments.
- Ensure garages and driveways can be accommodated without dominating the street frontage, maintaining an attractive public realm.

Built Form and Site Layout Assumptions

For the purposes of illustrating realistic scale and bulk within the proposed rural residential area, the Rural Zone Rules of the Waikato Operative District Plan are adopted as a baseline, noting that the 500m² / 2% site coverage standard materially overstates likely built outcomes. In practice, once other development standards are applied, the realistic building footprint would typically exceed 2% site coverage, while the overall building GFA would still generally not exceed 500m².

Compared with other rural residential lots in the surrounding area, where typical lot sizes are around 5,000m² (and therefore larger than those proposed), buildings are expected to remain of a similar size for comparable residential use.

Accordingly, the following indicative standards have been applied to test built form and prepare the diagrams/envelopes. These will better reflect site specific rural residential activity, and required amenity outcomes.

- **Indicative site coverage** (These ranges reflect typical yard/ marshalling needs, parking supply, and landscape requirements)
 - 3000 - 5000m²: 15% or 450m²
- **Setbacks from Roads and Right of Ways**
 - Local roads = min 7.5m
 - Right of Way = min 3m
- **Setbacks from other boundaries**
 - All boundaries other than road boundary: min 12m

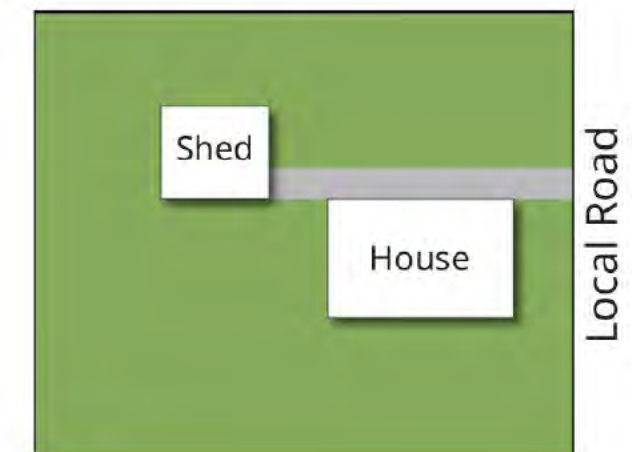
Green Streets:
Street trees and a central swale work together to create an attractive, green, and environmentally responsive street environment within the proposed local roads.



Built Form Testing Precedents

Typical Layout for 3,000m² lots

- Lot size = 3,000m² (50m x 60m)
- Building size = House: 350m² (14m x 25m) + Shed: 100m² (10m x 10m)
- Building height = 10m
- Setback from road = 7.5m



Typical Layout for 3,000m² lots

- Lot size = 3,000m² (50m x 60m)
- Building size = House: 350m² (14m x 25m) + Shed: 100m² (10m x 10m)
- Building height = 10m

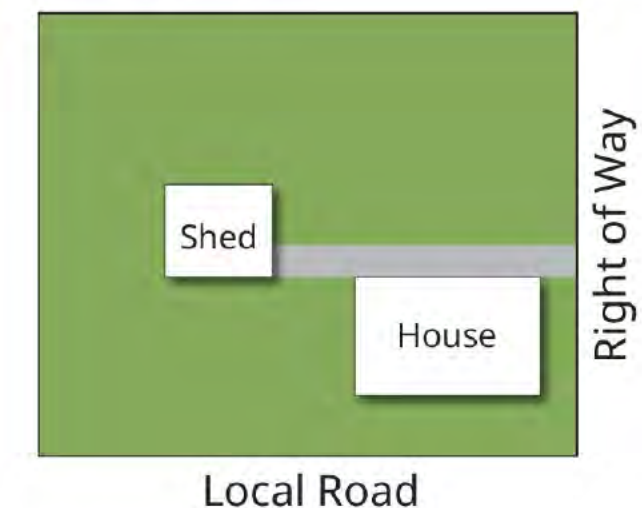


Figure 14 Rural Residential concept and opportunities



Scale 1:5,000 @ A3

2.4 Movement and Connectivity

Figure 15 identifies the indicative movement network that will provide connections within the site and to the surrounding transport network. In particular a local road intersection to the Tauwhare Road collector is proposed the east and south of the site.

The masterplan for the site has been designed to provide a safe and logical movement network that aligns with the site's topography.

The local road connection provides access to the proposed Retirement Village, commercial centre and the rural residential lots. The road layout is designed to enable rural residential land uses to appropriately front the street while also allowing lots to back onto adjoining rural residential areas, ensuring a logical and well-integrated interface. Appropriately sized rights-of-way are proposed to provide access to parts of the site while serving no more than eight lots.

The site capitalises on the proposed riparian margin and buffer along the watercourses to create a connected and accessible landscape. Integrated walking tracks link the riparian area with the site's various land uses, enhancing circulation, recreation, and overall amenity.

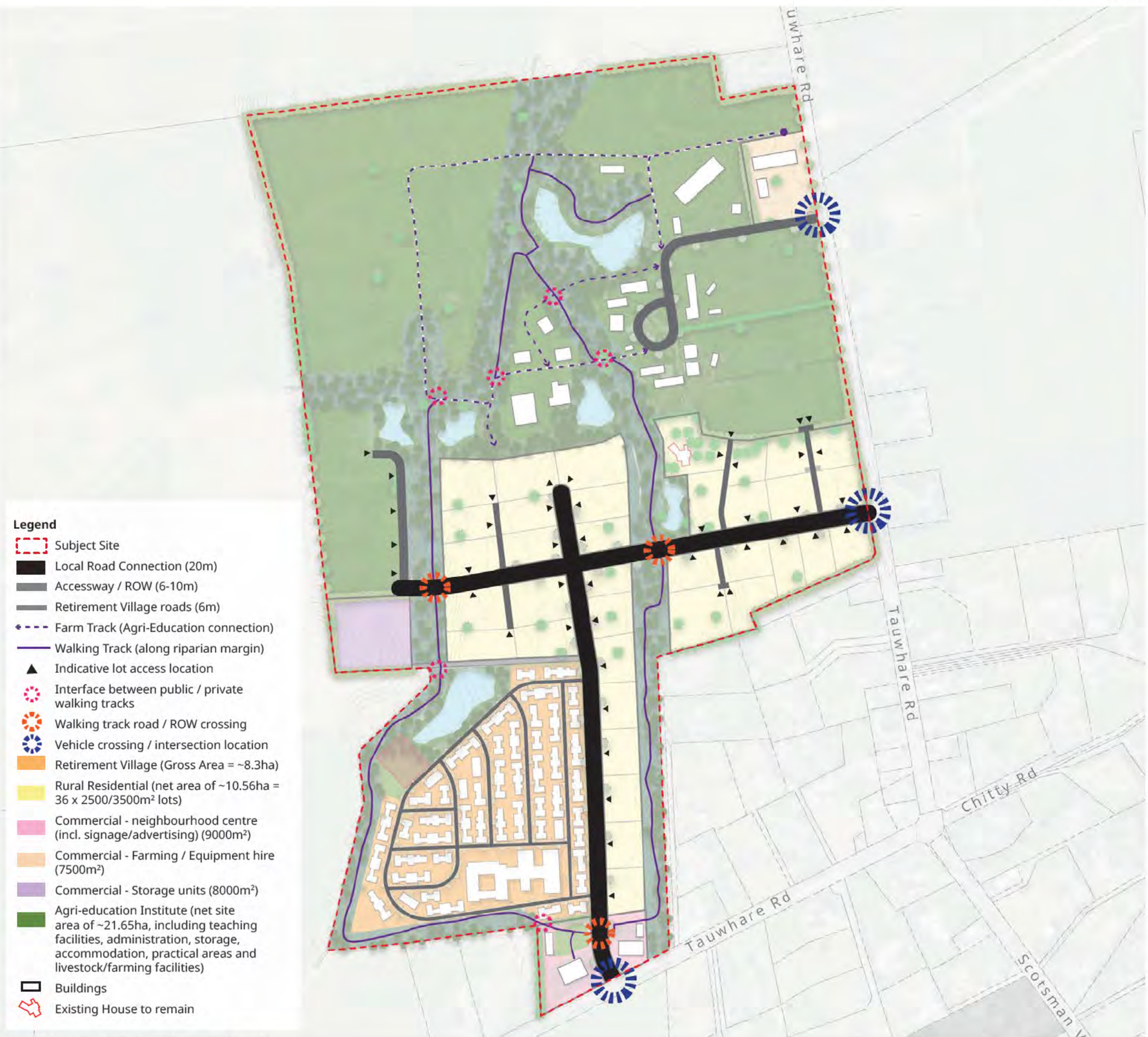


Figure 15 Movement network and roading hierarchy



Scale 1:5,000 @ A3

2.5 Stormwater

Stormwater runoff within Tauwhare Road (subject site) Development will be managed to ensure that runoff from all non-permeable areas such as roading, berms, driveways, ROW's, residential & industrial lots, does not create flooding or ponding within and/or downstream of the proposed development at the subject site, while maintaining any conveyance of upper catchment flows through the proposed development.

The key stormwater management feature within the proposed subject site will be a series of Wetland ponds that will service each area of the proposed developments excluding the northern area of the site that will remain as livestock / farming facilities. Existing catchment areas will be retained and enhanced, all runoff from the developed portion of the site will be directed into a total of six stormwater ponds via either roadside swales and/or piped infrastructure. Initial treatment will be either via raingardens, bio-retention swales or grassed roadside swale. The ponds will discharge into adjacent existing stormwater drains and/or channels that form part of the Waikato Central Drainage scheme falling under the Waitakaruru subdivision drainage network at a controlled rate which reflects existing discharges rates, with the objective of the proposed stormwater management approach to ensure that stormwater flows from the site are improved from the pre-development levels. The wetland ponds will also have the secondary function of allowing for flood attenuation of up to the 100-year event flows across the site.

Furthermore, the proposed stormwater ponds will also combine within each pond's stormwater treatment bio retention aspects, which protects the quality of the discharge from the proposed urbanised areas. This will be designed with planting established post construction allowing treatment of the stormwater but also allows habitats to be formed for ecology.



Figure 16 Proposed Stormwater Network



Scale 1:5,000 @ A3

2.6 Water and Wastewater

2.6.1 Water

The Tauwhare Road development Potable Water supply options are still being explored however connection to the existing Waikato District Council network is not feasible. The proposed development will likely be split into different land use areas, with each area having independent Potable Water supply options. Any proposed water bores across the site will also be utilised during the construction phase of the project. This will aid in reducing dust in the drier months when bulk earthworks and civil work is being undertaken.

- **Rural Residential Areas**

Water supply for the Rural Residential areas will be via On-lot rainwater harvesting and reuse tanks, sized for both potable water supply and firefighting supply as per both the district plan and SNZ PAS 4509:2008-New Zealand Fire Service Firefighting Water Supplies Code of Practice.

- **Commercial Areas**

Water supply for the Commercial areas will be via On-lot rainwater harvesting and reuse tanks, sized for both potable water supply and firefighting supply as per each industries specific needs, the district plan and SNZ PAS 4509:2008-New Zealand Fire Service Firefighting Water Supplies Code of Practice.

- **Retirement Village (RV) Area**

The potable water supply options are still being explored which will likely include rainwater harvesting and reuse tanks. A centralised water treatment plant is also proposed for communal buildings within the Village which could include a supply from a bore depending on investigation and water take allowances. The centralised treatment plant will ensure that any water sourced from the bore for use as potable water will be treated to the required drinking water standards.

- **Agri-education Institute Area**

The potable water supply options are still being explored which will likely include rainwater harvesting and reuse tanks. A centralised water treatment plant is also proposed for communal buildings within the Agrieducation institute Area which could include a supply from a bore depending on investigation and water take allowances. The centralised treatment plant will ensure that any water sourced from the bore for use as potable water will be treated to the required drinking water standards.

2.6.2 Wastewater

Like Water, Wastewater options for the Tauwhare Road development are being explored however there is no Waikato District Council wastewater infrastructure in the general area of the proposed development. The proposed development will likely be split into different land use areas, with each area having independent Wastewater treatment & disposal options.

- **Rural Residential Areas**

Rural Residential areas will utilise private On-lot treatment & disposal for their wastewater such as On-lot Biocycle Systems & disposal field or similar systems.

- **Commercial Areas**

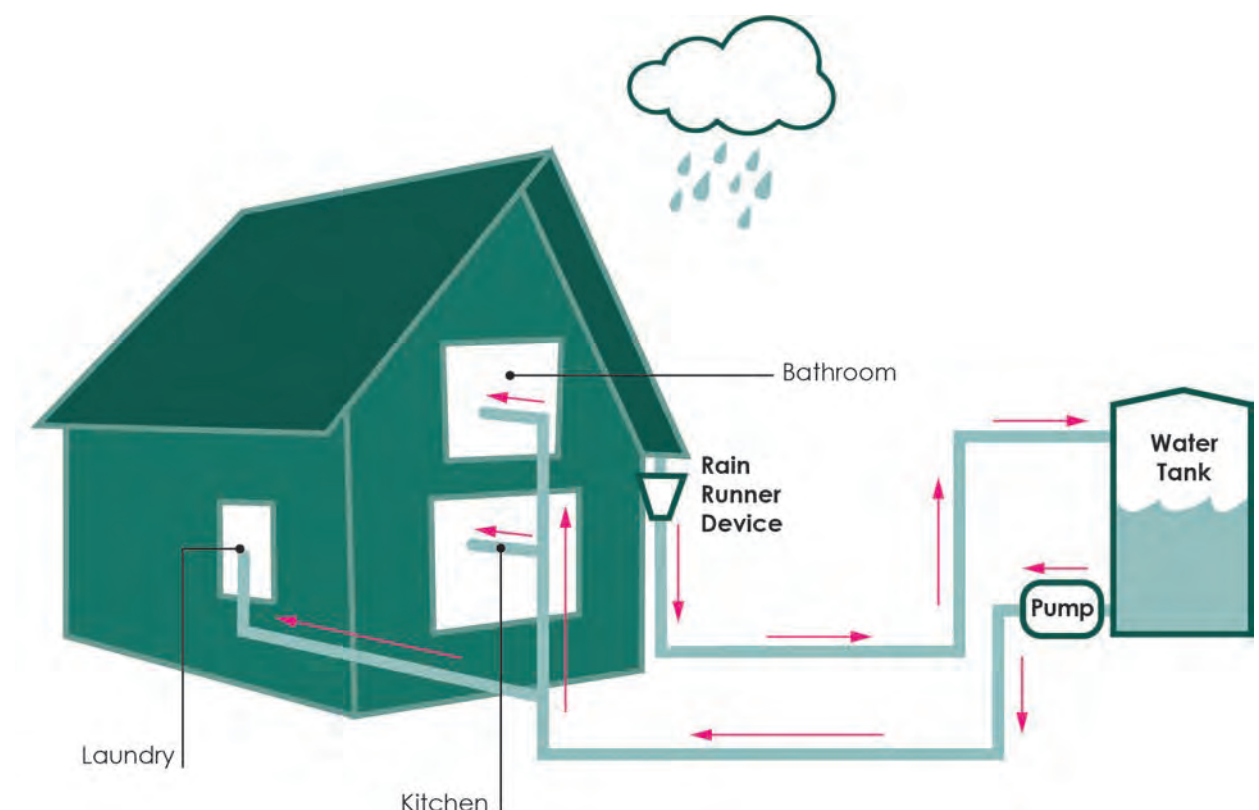
Industrial areas will utilise private On-lot treatment & disposal for their wastewater such as On-lot Biocycle Systems & disposal field or similar systems, this will limit the type of industrial activities suitable for the proposed development and consent notices would need to be applied to limit the type of industrial activity associated with those lots.

- **Retirement Village (RV) Area**

The RV will require a combination of a central wastewater treatment system and On-lot treatment and disposal, with the final options dependant on RV layout, serviceability of individual villas via internal wastewater networks (both gravity and low-pressure systems) and specific requirements of the RV Care facility. A central wastewater treatment system & disposal system, such as an MBR/Aeration plants in combination with Biocycle systems (or similar systems) would accommodate the above approach.

- **Agri-education Institute Area**

The Agri-education institute Area will require a combination of a central wastewater treatment system and On-lot treatment and disposal, with the final options dependant on the final layout of the institute. A central wastewater treatment system & disposal system, such as an MBR/Aeration plants in combination with Biocycle systems (or similar systems) would accommodate the above approach.





Scale 1:5,000 @ A3

2.7 Staging

Figure 17 demonstrates potential staging of The Rest development. The staging plan is a work in progress and will be refined as further technical inputs are received; while some stages must follow others, the overall delivery does not need to occur in the numerical sequence shown.

The deliver under each shown stage is as follows:

Stage 1a:

- 9,000m² of commercial centre

Stage 1b:

- 5 Rural Residential Lots

Stage 2:

- Retirement Village (6.3ha)
- Construction of Stormwater Pond A

Stage 3:

- The Agri-Education Institute
- 7,500m² of commercial centre
- Construction of Stormwater Pond B, C, D & E

Stage 4:

- 7 Rural Residential Lots.
- Storage Units (approx. 8000m²)

Stage 5:

- 9 Rural Residential Lots

Stage 6:

- 15 Rural Residential Lots
- Construction of Stormwater Pond F

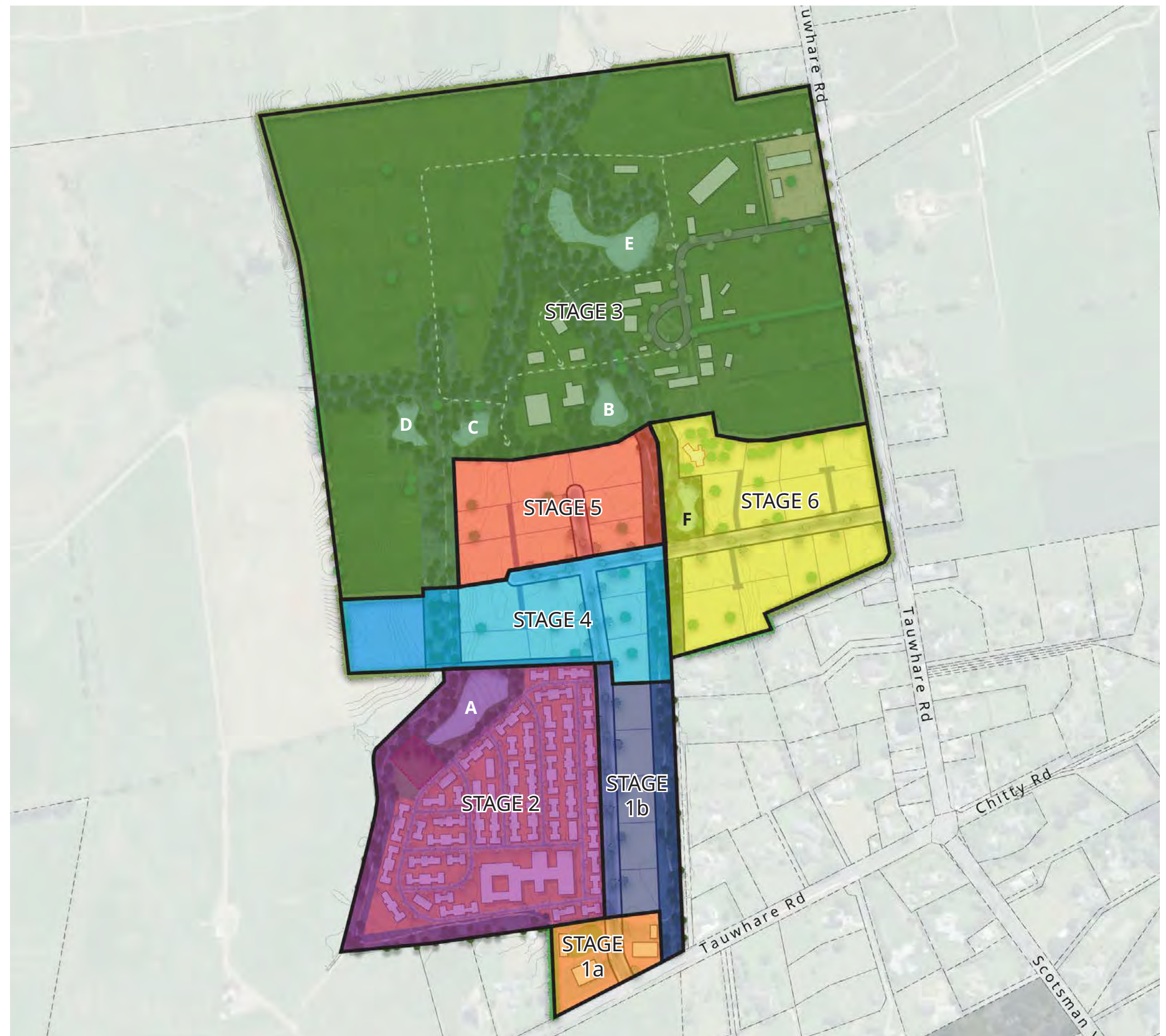


Figure 17 Proposed Staging



Urban & Environmental

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Wellington | Christchurch | Wānaka & Queenstown

Appendix 15 – The Rest Consultation

Summary

3.0 Iwi and Hapū

From: [Fraser McNutt](#)
To: [Wayne Harris](#); [Norm Hill](#)
Cc: [Kahurimu Flavell](#); [Briar Belgrave](#)
Subject: Awanui and Tauwhare FT referrals
Date: Friday, 20 February 2026 10:23:50 am
Attachments: [AwanuiLinks ConsultationPack 19022026 compressed.pdf](#)
[TheRest Tauwhare ConsultationPack 19022026 compressed.pdf](#)

Morena Norm and Wayne,

Back in December 2025 we had an initial hui to discuss two upcoming fast track referral applications that we are working on for **Awanui links** and **Tauwhare (The Rest)**. We would like to find a time that works for the both of you to complete a site visit and discuss further the masterplan.

Can you please let me know your availability on the **3rd, 4th, 5th and 6th March** – I anticipate needing a couple of hours to visit both sites. At this stage our calendars are looking reasonably good so we will be able to work around a time that suits best for you both. If possible, could you please let me know early next week so that I can get something into all of our calendars.

My plan will be to circulate the draft specialist reports that have currently been prepared to you both in advance of the site visit.

Please see attached the latest plans and documentation that we have sent to Councils as a part of our consultation with them this week.

In the meantime we are happy to receive draft MOUs on both jobs.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)
s 9(2)(a)

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Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

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Minutes

Project: Orchard Grove

Date: 17 December 2025

Location: B&A Office

Attendees:

Name	Role/Organisation
Briar Belgrave	B&A
Norm Hill	Ngati Haua
Carol Henry	Ngati Wairere
Wayne Harris	Ngati Wairere
Kahurimu Flavell	Waikato Tanui

Item	Detail	Notes / Action
1	Introductions	
2	Consultation requirements for Orchard Grove – Section 11 of the FTAA	
3	Timeframes Aiming to lodge April/May 2026	Broad timeframes: - Lodge referral application April/May 2026 - Referral decision by possibly by September
4	Project team Planners, ecologists, engineers, hydrologists, traffic, contaminated land specialists, archaeologist	- Confirmed that a desktop archaeological assessment will be prepared. - RedOx will complete the archaeological assessment and we will circulate to iwi and hapū for review before finalising.
5	Types of consent being sought: - Land use for earthworks, associated infrastructure and dwellings - Land use for residential lifestyle development, retirement village, small commercial centre, storage containers and buildings associated with the agri-education institute - Subdivision (super lot and staged)	

	Regional consents – water take from a river for potable water, bore take for dust suppression, stream re-alignment, groundwater take and earth disturbance for construction, works within the stream bed, stormwater discharge relating to subdivision.	
6	Consultation pack overview Run through slides	- Ngati Haua to prepare the CIA on behalf of all iwi and hapū. - Interest in understanding the current state of the stream and receiving environment – particularly from a stormwater perspective. - Support and interest for the agri-education institute and the opportunities this would provide to youth and hapū community. B&A to circulate consultation pack.
7	Cultural impact assessment - Would like to get this done asap - Timing to complete this	- Ngati Haua will prepare the CIA for a substantive application. This will be prepared on behalf of Waikato Tainui, Ngati Wairere and Ngati Haua. - Ngati Haua to prepare a Memorandum of Understanding for the client to sign which confirms the CIA will be prepared and client will pay for this work. - Ngati Haua to provide a letter of support for the referral.
8	Next steps – site walkover and hui	Site walkover and hui. B&A to send invite for site walkover and hui.

11 June 2026

The Ministry for the Environment Fast-Track Approvals Secretariat

Wellington

Tēnā koutou.



PO BOX 270 Morrinsville 3340

Tel 07 889 5049

admin@ngatihauaiwitrust.co.nz

www.ngatihauaiwitrust.co.nz

Re: The Rest Tauwhare Development Fast-Track Referral Application

Consultation with Ngāti Hauā Iwi Trust has been undertaken for The Rest Tauwhare Development as part of the referral application under the Fast-Track Approvals Act. This has included a site visit and two meetings with Barkers & Associates and the applicant.

Ngāti Hauā Iwi Trust has a responsibility to protect the cultural values, environmental interests, whakapapa, and heritage of our rohe. As part of the wider Tainui confederation, we support the protection of mana motuhake and the recognition of Te Tiriti o Waitangi obligations. We acknowledge that the proposal raises a number of cultural and environmental matters that will require ongoing discussion.

Ngāti Hauā Iwi Trust, together with our leadership and kaitiaki of Tauwhare Marae, will work through these matters to ensure that Te Ture Whai Mana, the principles of Tai Tumu, Tai Pari, and Tai Ao, along with the aspirations of Te Rautaki Tāmata Ao Tūroa o Ngāti Hauā, are recognised, upheld and achieved.

Ngāti Hauā Iwi Trust holds a neutral position on the referral application under the Fast-Track Approvals Act. We expect ongoing engagement with Ngāti Hauā Iwi Trust and Tauwhare Marae throughout the substantive application process and subsequent project delivery to ensure that our cultural values, environmental interests, and kaitiaki responsibilities are recognised, respected, and appropriately upheld.

Ngāti Hauā Iwi Trust, alongside Tauwhare Marae seeks to develop a Memorandum of Understanding with the applicant as the project progresses. This would provide a framework for continued engagement, partnership and shared outcomes, while helping to ensure that mana whakahaere is maintained and that the whakapapa relationships between iwi, hapū, and marae within the Tauwhare rohe are respected.

We are committed to working alongside the applicant and Barkers & Associates to achieve outcomes that protect our taiao, uphold our cultural values and support the wellbeing of future generations for Ngāti Hauā and our peoples of Tauwhare Marae.

Mō tātou, ā, mō kā uri ā muri ake nei.



Tiakina te taiao, he tāonga tuku iho.



Norman Hill

POU Taiao - Ngāti Hauā Iwi Trust



Appendix 15 – The Rest Consultation

Summary

4.0 Waikato District Council and Future Proof Partners

From: [Fraser McNutt](#)
To: [Briar Belgrave](#)
Subject: FW: Two FT referrals progressing for comment.
Date: Monday, 15 June 2026 5:51:52 pm
Attachments: [TheRest_Tauwhare_ConsultationPack_compressed.pdf](#)
[BA_18112025_Draft_Consultation_Pack.pdf](#)

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)
s 9(2)(a)

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authorisation and we request you delete it and contact us at once by return email.

From: Fraser McNutt
Sent: Tuesday, 27 January 2026 10:05 am
To: Donna Tracey s 9(2)(a) Nick Birdsall
s 9(2)(a) Will Gauntlett s 9(2)(a)
Cc: Juliana Reu Junqueira s 9(2)(a) Miffy Foley
s 9(2)(a)
Subject: Two FT referrals progressing for comment.

Hello Donna,

I have previously spoken to you about these proposals that we have been working on in the background. We have spoken to iwi on both (multiple hapu) and continue to engage with key stakeholders like NZTA in the background too.

We presented to your Mayor and senior staff the Willowbrook (now called Awanui Links), however this wasn't in my view enough to constitute meaningful consultation, particularly with WDC.

I note the other FP partners interest and whilst not a 'periphery' HCC job, I'm seeking guidance in the most efficient way to manage pre referral lodgement consultation.

This will be a separate interaction obviously for each job. Are you able to give me some guidance here please.

Our timeframes are to lodge both referrals by the end of Feb.

Look forward to hearing from you.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)
s 9(2)(a)

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authorisation and we request you delete it and contact us at once by return email.

From: [Fraser McNutt](#)
To: [Briar Belgrave](#)
Subject: FW: The Rest - Applicant-PM Intro - PR-24294
Date: Tuesday, 9 June 2026 12:58:09 pm
Attachments: [~WRD0005.jpg](#)
[image001.png](#)

From: Deron Sharma s 9(2)(a)
Sent: Friday, 20 February 2026 5:24 pm
To: Fraser McNutt s 9(2)(a)
Cc: Nick Birdsall s 9(2)(a); Donna Tracey
s 9(2)(a) Fletcher Bell s 9(2)(a); Chris Dillon
s 9(2)(a)
Subject: The Rest - Applicant-PM Intro - PR-24294

Kia Ora Fraser,

Introduction

I wanted to introduce myself and my role(s) in the Fast-track process for this application (The Rest):

1. Project Manager (PM): coordinate WDC planning, infrastructure, and technical positions into statutory processes + liaise with Future Proof partners.
2. Commercial lead: negotiate, prepare, and monitor any commercial agreements with the applicant and/or Future Proof partners as required.

Application Presentation Meeting

-

Thank you for the presentation yesterday and for coordinating your experts to answer questions from our SMEs.

-

Action: to further assist our SMEs with initial commentary and the preparation of the Statement of Facts (SOF), can you please send through any relevant technical documentation you have on hand. Alternatively, advise if there is no further information to provide.

Note: If the masterplan is amended at any point before the SOF is delivered, this will need to be shared with us and any timeframes for deliverables revisited.

Cost Recovery Agreement

-

As discussed yesterday, we are currently working through this.

I will reach out to you shortly with an update and next steps regarding cost recovery.

Next steps

-
I am working towards supporting you for a target lodgment date of 1 April 2026, so it does give us some time to prepare the SOF.

However, I am not underestimating the task, particularly in light of other priorities.

From my vantage point, I see the following tasks that need to take place to support a timely and robust SOF:

Action	Owner	Due By
Provide WDC Cost Recovery Agreement	PM	TBC
Check with applicant if any updated masterplans or technical documentation is available to assist SMEs.	PM	20 February 2026
Send through any outstanding questions for the applicant to the PM.	SME	25 February 2026
Liaise with the applicant to compile responses SME questions.	PM	26 February 2026
Distribute updated masterplan or technical documents to assist SMEs in preparation of SOF letter.	Applicant	26 February 2026
Prepare a draft SOF letter and share a link with SMEs to populate.	PM	27 February 2026
Provide responses to initial SME questions.	Applicant	2 March 2026
Populate SOF letter.	SME	12 March 2026
Review SOF letter and work with SMEs to refine/amend if needed.	PM	18 March 2026
Submit SOF letter to applicant.	PM	23 March 2026

-
If I have missed anything or you foresee any issues with the timelines outlined above, happy to take on feedback and adjust.

Please let me know if there is anything else you need from me at this stage.

Ngaa mihi

Deron Sharma

Infrastructure Development Advisor
Kaiwhakamahuki Whakawhanake Hanganga

Waikato District Council

Te Kaunihera aa Takiwaa o Waikato

Nama waea: s 9(2)(a) | Waea puukoro: 0800 492 452
Poutaapeta Mahi: Private Bag 544, Ngaaruawaahia 3742
Waahi Mahi: 15 Galileo Street, Ngaaruawaahia



From: Fraser McNutt s 9(2)(a)
Sent: Friday, 20 February 2026 8:20 am
To: Deron Sharma s 9(2)(a)
Cc: Nick Birdsall s 9(2)(a) Donna Tracey
s 9(2)(a) Fletcher Bel s 9(2)(a) Chris Dillon
s 9(2)(a)
Subject: Updated Consultation Docs from yesterday

Hello Deron,

Please see both presentations (updated) for circulation to your wider FT team(s).

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)
s 9(2)(a)

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MEETING NOTES

THE REST – TAUWHARE

PRE-ENGAGEMENT

REFERRAL PRESENTATION

FAST-TRACK PROJECT – PR-24294

Date: Thursday, 19 February 2026

Time: 2:00 pm - 3:00 pm

Place: Microsoft Teams

Present:

Applicant: Alicia Lawrie; Briar Belgrave; Dean Morris; Fraser McNutt.

Hamilton City Council (HCC): Chris Dillon

Waikato District Council (WDC): Deborah McIntosh; Deron Sharma; Donna Tracey; Fletcher Bell; Justin Smit; Keith Martin; Mark Curtis; Matthew Horsfield; Nick Birdsall; Virendra Prasad

Waikato Regional Council (WRC): Katrina Andrews

Watercare Services Limited (WSL): Basil Mathew; Marieka Van Der Lee.

	Discussion	Topic	Speakers
1	Applicant: - Only one vested road running East to West + SW ponds - Proposed to have internal network of walking and cycling paths within the site.	Site-specific transport	Michelle Fraser
2	Applicant: - Site connection via arterial road in Tamahere. - No direct bus services linking to site, however bus 27 connects Tauwhare Paa to Waikato University.	Local road	Fraser Michelle Viren

	- Considering opportunities to link into bus services given educational activities at the Site. To be considered as part of substantive application. - Proposing 20 m RITS standard local road. - Southern boundary – speed change from 50 km/hr to 100 km/hr. Working on solutions. - Intention for a small commercial hub which triggers walking/cycling connectivity, school connectivity, and a potential pedestrian refuge to assist with road crossing. WDC: Questions about population projections for the development. Applicant: - Retirement village – approx. 125 units. - Student population – approx. 300 students. - Anticipates 60% driving in and 40% onsite. - Servicing will need to be considered at substantive stage, including solid waste collection.		
3	No discussion held.	WEX/NZTA	
4	Applicant: - Rural lots likely serviced via rainwater collection. - Aquifers under investigation for Agrihub & retirement village. - Alternative is on-lot rainwater collection tanks. - May consider bores as well. Wallbridge Gilbert Aztec (WGA) is supportive from initial assessments.	Water	Fraser
5	Applicant: Exploring communal wastewater facilities for school and retirement village. WDC: Questions whether there is sufficient land set aside for effluent disposal. Applicant: Confirms that this has been considered and shows location of disposal field. WDC:	Wastewater	Fraser Dean Keith

	Highlights location of effluent field being adjacent to proposed stormwater ponds and questions if effects are adequately mitigated. Applicant: Confirms that bunds would be used similar to what is being done in other retirement villages, noting that detailed design is yet to be undertaken. WDC: Requests confirmation that area set aside for reserve will also serve the effluent disposal field. Applicant: Confirms.		
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	- Highlights preference for treatment at source prior to drain discharge. - Questions why only half of the drain would be formalized. Applicant: - Confirms this is due to boundary. - Highlights that the stormwater ponds have been designed conservatively – larger than needed and may reduce in size. WSL: Can provide additional suggestions. Applicant: Happy to consider additional suggestions.		
7	Applicant: - There are some natural wetlands. - Seeks to avoid offsetting if they have to. - Would look to incorporate wetlands at the North. - There is a watercourse running through the property. - Relatively flat topography. Development rises to the West. WDC: Questions whether any existing streams on the property would be vested. Applicant: - Currently being considered but as a general guide, only streams with walking/cycling infrastructure would be vested. - Encourages feedback from WDC. WDC: - Questions if the applicant would consider vesting a neighborhood park. WDC would be interested in acquiring such an asset as there is no park in Tauwhare. - The volume of walking/cycling infrastructure is concerning as the density of development may not justify the level of service. - Highlights that the level of service WDC could provide may not match expectations and the high OPEX burden. - The areas to the west of the pond and retirement village would likely be surplus to requirements.	Parks, Open Space and Ecology	Matt Fraser Michelle

	- Questions if there would be sidewalks leading to road corridor. Applicant: - Can have sidewalks leading to road corridor to provide connectivity. - Considering two parrel links. WDC: Highlights that Open Spaces would want to steer pedestrians more towards the road corridor.		
8	Applicant: - Rural zoning. - Proposed development is contiguous to existing township. - No notable cultural matters at the site but will engage with relevant treaty partners: Ngaati Wairere & Ngaati Haua. - There are currently no neighborhood shops. - Livestock Improvement Corporation Limited (LIC) owns adjacent property North of proposed development. - Commercial precincts would be staged. WDC: Highlights NPS-HPL Class 1 and 2 Soils and questions how much land is being used for the educational facility. Applicant: - FT legislation has its own assessment criteria for NPS-HPL and holds primacy over NPS. - Acknowledges the cost-benefit of proposal when being assessed against NPS-HPL and highlights that the development will support primary industries. - Highlights steep topography at parts of the site.	Land Use	Fraser Ben Mark C Briar Alicia
9	Applicant: - An Economist has been engaged to undertake modeling. - Highlights Waikato region as rural with farming focus. - Meeting practical educational needs for training students in agriculture sector (primary industries) locally. - Seeking to deliver agri-learning institute that includes student accommodation. - Blueprint for vision is the Telford institute in South Island. 76 FTE. - Currently investigating a training provider.	Economic	Ben

17 June 2026

To: The Rest Tauwhare, c/o Barker & Associates Limited

CC: Miffy Foley, Waikato Regional Council
Mark Rushworth, New Zealand Transport Authority
Chris Dillon, Hamilton City Council

Dear Fraser McNutt,

Re: Statement of Facts in relation to The Rest Tauwhare Fast Track Referral Application

Thank you for meeting with Waikato District Council (WDC), Waikato Regional Council (WRC) and Future Proof Partners (FPP) to discuss your Fast-track Referral Application for The Rest Tauwhare. Please find attached the notes from the key meeting held on 19 February 2026.

This letter and attachment confirm that WDC and WRC have met and discussed the proposal as the relevant local authorities under section 11(1)(a) of the Fast-track Approvals Act 2024 (FTAA). Hamilton City Council (HCC) and New Zealand Transport Authority (NZTA) have also been involved as key transport stakeholders.

We note that this engagement builds on earlier discussions. If the referral application is successful, we encourage ongoing collaboration with all councils on matters relating to the development proposal. In preparing this letter, WDC has worked with WRC and NZTA to provide an integrated response.

HCC and WDC have jointly set up IAWAI – Flowing Waters Limited under the Local Government (Water Services) Act 2025. From 1 July 2026, IAWAI will be involved in future discussions about water, wastewater, and stormwater services for The Rest Tauwhare.

Statement of Facts

The following matters (raised through early discussions and currently available information) are recorded to assist the applicant and stakeholders in understanding the key considerations that are likely to need to be addressed prior to lodgement of the Substantive Application Fast-track process if the referral application is successful:

1. The Rest Tauwhare site is on Tauwhare Road in the Waikato District. It is currently zoned rural and has not been identified for urban development in long-term planning documents such as the Future Proof Strategy, the Waikato Regional Policy Statement, and Waikato 2070. This means earlier planning for the Waikato Expressway was likely based on the land staying rural. Transport and infrastructure matters are covered further in paragraphs 4 to 14 below.
2. It is acknowledged that the proposed development is currently at the FTAA referral stage. Early alignment with key stakeholders would be helpful in supporting an efficient process and in identifying any matters that may benefit from further work as the proposal progresses.

Land Use considerations

3. Tauwhare is a small rural settlement with limited services. This means a retirement village in this location may need to rely on nearby centres such as Cambridge or Hamilton for some day-to-day and essential services. This may be relevant when considering whether the proposal supports a well-functioning urban environment under the National Policy Statement on Urban Development 2020.
4. The site includes highly productive land (Land Use Capability Class 1 and 2 soils), so the National Policy Statement for Highly Productive Land 2022 applies to the proposal. The effects of losing this land would need to be assessed. Development in this location may also affect how infrastructure is provided and what it costs to maintain over time, especially when capacity already exists in urban areas.
5. WRC's mapping shows a high chance of acid sulphate soils across much of the site. If these soils are disturbed and exposed to air, they can create acidic runoff after rain. This may affect waterways, the wider environment, and infrastructure. WRC recommends that this is looked at in future assessment work.
6. Known natural hazard issues for the site include flooding, liquefaction, and rising groundwater because of a high water table.

Transport considerations

7. WDC recommends a traffic impact assessment covering how many trips the development is likely to generate, where those trips are likely to go, how intersections may perform, and how people walking or cycling would be affected. These matters have not yet been fully tested for the proposed mix of land uses and staging.
8. Public transport service arrangements and stop locations appear to remain under development, suggesting the need for further engagement with WRC and public transport operators.

Water and Wastewater considerations

9. There is currently no wastewater network in this area to service the site, and no funding for one is included in WDC's 2025–2034 Long Term Plan. Further planning will be needed to show how wastewater services could be provided.
10. There is an existing water supply scheme in the area, but it is not currently seen as suitable for servicing the site at the proposed scale. The area is also classed as a Restricted Water Supply Area under WDC's Water Supply Bylaw 2023, and the existing restricted-flow connections may not meet expected demand or firefighting needs.
11. WDC recommends discussing any surface water or groundwater needs with WRC early, so that possible issues can be identified and understood. These may include over-allocation, falling groundwater levels, effects on nearby properties, and contamination from wastewater discharges.

Stormwater considerations

12. The site sits within the Waikato Central drainage scheme. Any development would need to maintain the current level of service across that wider scheme.

13. If any stormwater assets are to be handed over to WDC, a longer maintenance period and consideration of whole-of-life costs may be requested to help show that the assets are financially sustainable over time.

Parks, Open Space and Ecology considerations

14. WDC would welcome further discussion about the provision and potential vesting of a neighbourhood park within the subject site. Tauwhare currently has limited recreational assets, with the nearest park (Tauwhare Paa Playground) approximately 3.4 km away, so this may be a useful matter to consider as the proposal develops.

Closing

15. This letter provides a summary of key matters relevant to the proposal. It is not intended to indicate support or to predetermine the outcome of any future process. Rather, it is intended to assist in informing consideration of The Rest Tauwhare referral application, reflect the engagement undertaken to date, and confirm WDC's willingness to continue engaging as the proposal progresses.
16. The councils and NZTA wish to record their appreciation of the applicant's willingness to engage in relation to the Fast-track Referral Application. We encourage that this engagement continues, and that all FPPs are recognised as key stakeholders in the process.

Yours sincerely,

A handwritten signature in black ink, consisting of a stylized 'H' and 'C' followed by a long horizontal flourish.

Hazel Coalter
Planning and Growth Manager

Attachment 1 – Notes from meeting held on 19 February 2026.

MEETING NOTES

THE REST – TAUWHARE

PRE-ENGAGEMENT

REFERRAL PRESENTATION

FAST-TRACK PROJECT – PR-24294

Date: Thursday, 19 February 2026

Time: 2:00 pm - 3:00 pm

Place: Microsoft Teams

Present:

Applicant: Alicia Lawrie; Briar Belgrave; Dean Morris; Fraser McNutt; Michelle Seymour

Hamilton City Council (HCC): Chris Dillon

Waikato District Council (WDC): Deborah McIntosh; Deron Sharma; Donna Tracey; Fletcher Bell; Justin Smit; Keith Martin; Mark Curtis; Matthew Horsfield; Nick Birdsall; Virendra Prasad

Waikato Regional Council (WRC): Katrina Andrews

Watercare Services Limited (WSL): Basil Mathew; Marieka Van Der Lee.

	Discussion	Topic	Speakers
1	Applicant: - Only one vested road running East to West + SW ponds - Proposed to have internal network of walking and cycling paths within the site.	Site-specific transport	Michelle Fraser
2	Applicant: Site connection via arterial road in Tamahere.	Local road	Fraser Michelle Virendra

	- No direct bus services linking to site, however bus 27 connects Tauwhare Paa to Waikato University. - Considering opportunities to link into bus services given educational activities at the Site. To be considered as part of substantive application. - Proposing 20 m RITS standard local road. - Southern boundary – speed change from 50 km/hr to 100 km/hr. Working on solutions. - Intention for a small commercial hub which triggers walking/cycling connectivity, school connectivity, and a potential pedestrian refuge to assist with road crossing. WDC: Questions about population projections for the development. Applicant: - Retirement village – approx. 125 units. - Student population – approx. 300 students. - Anticipates 60% driving in and 40% onsite. - Servicing will need to be considered at substantive stage, including solid waste collection.		
3	No discussion held.	WEX/NZTA	
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5	Applicant: Exploring communal wastewater facilities for school and retirement village. WDC: Questions whether there is sufficient land set aside for effluent disposal. Applicant: Confirms that this has been considered and shows location of disposal field.	Wastewater	Fraser Dean Keith

	WDC: Highlights location of effluent field being adjacent to proposed stormwater ponds and questions if effects are adequately mitigated. Applicant: Confirms that bunds would be used similar to what is being done in other retirement villages, noting that detailed design is yet to be undertaken. WDC: Requests confirmation that area set aside for reserve will also serve the effluent disposal field. Applicant: Confirms.		
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	WSL: - Highlights preference for treatment at source prior to drain discharge. - Questions why only half of the drain would be formalized. Applicant: - Confirms this is due to boundary. - Highlights that the stormwater ponds have been designed conservatively – larger than needed and may reduce in size. WSL: Can provide additional suggestions. Applicant: Happy to consider additional suggestions.		
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	- Currently being considered but as a general guide, only streams with walking/cycling infrastructure would be vested. - Encourages feedback from WDC. WDC: - Questions if the applicant would consider vesting a neighborhood park. WDC would be interested in acquiring such an asset as there is no park in Tauwhare. - The volume of walking/cycling infrastructure is concerning as the density of development may not justify the level of service. - Highlights that the level of service WDC could provide may not match expectations and the high OPEX burden. - The areas to the west of the pond and retirement village would likely be surplus to requirements. - Questions if there would be sidewalks leading to road corridor. Applicant: - Can have sidewalks leading to road corridor to provide connectivity. - Considering two parrel links. WDC: Highlights that Open Spaces would want to steer pedestrians more towards the road corridor.		
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	- Acknowledges the cost-benefit of proposal when being assessed against NPS-HPL and highlights that the development will support primary industries. - Highlights steep topography at parts of the site.		
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Appendix 15 – The Rest Consultation

Summary

5.0 Heritage New Zealand

From: Rachel Darmody S 9(2)(a)
Sent: Monday, 9 March 2026 9:20 am
To: Fraser McNutt
Cc: Briar Belgrave; Ben Pick
Subject: RE: Heritage New Zealand - Section 11 Consultation - Notification of Fast Track Referral - The Rest

Kia ora Fraser

Thanks for contacting Heritage New Zealand and providing an archaeological assessment by Dr Rowan McBride and Matthew Gainsford. The assessment did not identify any archaeological issues with the proposal- they found no archaeological sites and have not recommended the need for an authority under the *Heritage New Zealand Pouhere Taonga Act 2014*. Heritage New Zealand therefore has no archaeological issues with this proposal.

Ngā mihi
Rachel

Dr Rachel Darmody | Senior Archaeologist | Heritage New Zealand Pouhere Taonga | PO Box 13339 Tauranga 3141 | S 9(2)(a)
Visit www.heritage.org.nz and learn more about New Zealand's heritage places

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Fraser McNutt S 9(2)(a)
Sent: Thursday, 5 March 2026 8:21 am
To: Rachel Darmody S 9(2)(a)
Cc: Briar Belgrave S 9(2)(a); Ben Pick S 9(2)(a)
Subject: RE: Heritage New Zealand - Section 11 Consultation - Notification of Fast Track Referral - The Rest

Final copy Rachel for your comment please.

Thanks

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)
S 9(2)(a)

PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

barker.co.nz 

B&A
Urban & Environmental



Kerikeri, Whangārei, Warkworth,
Auckland, **Hamilton**, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

From: Rachel Darmody s 9(2)(a)
Sent: Monday, 2 March 2026 2:17 pm
To: Fraser McNutt s 9(2)(a)
Cc: Briar Belgrave s 9(2)(a) Ben Pick s 9(2)(a)
Subject: RE: Heritage New Zealand - Section 11 Consultation - Notification of Fast Track Referral - The Rest

I'd rather comment on a finalised report than one that is in draft.

Ngā mihi
Rachel

Dr Rachel Darmody | Senior Archaeologist | Heritage New Zealand Pouhere Taonga | PO Box 13339 Tauranga 3141 | Ph: s 9(2)(a) |
Visit www.heritage.org.nz and learn more about New Zealand's heritage places

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

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From: Fraser McNutt s 9(2)(a)
Sent: Monday, 2 March 2026 2:13 pm
To: Rachel Darmody s 9(2)(a)
Cc: Briar Belgrave s 9(2)(a) Ben Pick s 9(2)(a)
Subject: RE: Heritage New Zealand - Section 11 Consultation - Notification of Fast Track Referral - The Rest

Hi Rachel, basically the report was in draft as we were also giving iwi the opportunity to comment (as we have on others) - although we don't expect any changes.

Trying to be efficient - also hadn't finalised in case HNZ made any comments they wanted us to address. Any thoughts there?

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)
s 9(2)(a)

PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

barker.co.nz



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

From: Rachel Darmody S 9(2)(a)
Sent: Monday, 2 March 2026 2:07 pm
To: Fraser McNutt S 9(2)(a)
Cc: Briar Belgrave S 9(2)(a) Ben Pick S 9(2)(a)
Subject: RE: Heritage New Zealand - Section 11 Consultation - Notification of Fast Track Referral - The Rest

Kia ora Fraser

Thanks for contacting Heritage New Zealand. Is there any reason the report you sent us from your archaeologist is still in draft?

Ngā mihi
Rachel

Dr Rachel Darmody | Senior Archaeologist | Heritage New Zealand Pouhere Taonga | PO Box 13339 Tauranga 3141 | Ph: S 9(2)(a)
Visit www.heritage.org.nz and learn more about New Zealand's heritage places

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Fraser McNutt S 9(2)(a)
Sent: Monday, 2 March 2026 1:56 pm
To: Ben Pick S 9(2)(a) Rachel Darmody S 9(2)(a)
Cc: Briar Belgrave S 9(2)(a)
Subject: FW: Heritage New Zealand - Section 11 Consultation - Notification of Fast Track Referral - The Rest

Afternoon Rachel and Ben,

Just following up on the below. Let me know Ben, following our recent conversation if there is a different format or approach, we should take to confirm no authority is needed and to receive feedback from HNZ to that effect to round out our correspondence.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)
S 9(2)(a)

PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

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Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

From: Briar Belgrave
Sent: Wednesday, 21 January 2026 1:58 pm
To: s 9(2)(a) s 9(2)(a)
Subject: Heritage New Zealand - Section 11 Consultation - Notification of Fast Track Referral - The Rest

Good afternoon Rachel,

I am writing to formally notify Heritage New Zealand of a Fast Track Referral Application we are preparing in accordance with the Section 11 consultation requirements. We are currently preparing and intending to lodge a referral application for 'The Rest' in Tauwhare in March 2026.

Please see below a description of the proposal and the consultation pack for the site attached.

The Rest is located at 1073 Tauwhare Road.

The Rest is a comprehensively planned rural development proposed in Tauwhare, designed to deliver high-quality lifestyle, education, and retirement living outcomes while supporting the long-term growth and resilience of the Waikato region. The proposal includes a purpose-built agri-education institute, a series of rural lifestyle lots, a modern retirement village, a small commercial centre, and discreetly located storage sheds integrated to form a cohesive, well-designed development that maintains and enhances Tauwhare's rural character. Together, The Rest delivers significant social, economic, and educational benefits through a master-planned development that enhances local services, expands housing choice, and strengthens the rural economy.

We have prepared a desktop archaeology assessment, see attached, which has found no recorded archaeology for the site. On this basis, it would be much appreciated if Heritage New Zealand are able to please provide confirmation that an authority is not required.

Please also let us know if you have any other feedback on the referral application.

Ngā mihi | Kind regards,

BRIAR BELGRAVE

Partner

s 9(2)(a)

PO Box 1986,
Shortland Street, Auckland 1140
Level 4, Old South British Building,
3-13 Shortland Street, Auckland

barker.co.nz



Kerikeri | Whangārei | Warkworth |
Auckland | Hamilton | Cambridge |
Tauranga | Havelock North | Wellington |
Christchurch | Wānaka & Queenstown

Appendix 15 – The Rest Consultation

Summary

6.0 Ministry for the Environment

From: [Admin Agency FTAA](#)
To: [Briar Belgrave](#)
Subject: RE: Notification of Referral Application for Fast Track - The Rest - Section 11 Consultation
Date: Thursday, 22 January 2026 9:45:06 am
Attachments: [The Rest s11 letter.pdf](#)

This message was sent from outside the company by someone with a display name matching a user in your organisation. Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Kia ora Briar,

Thank you for your email.

Please find the attached response to your consultation request.

Ngā mihi,

System Operations

Ministry for the Environment | Manatū Mō Te Taiao

Administering Agency under the Fast Track Approvals Act 2024

AdminAgencyFTAA@mfe.govt.nz | environment.govt.nz

From: Briar Belgrave **s 9(2)(a)**
Sent: Wednesday, 21 January 2026 11:58 am
To: Admin Agency FTAA <AdminAgencyFTAA@mfe.govt.nz>
Subject: Notification of Referral Application for Fast Track - The Rest - Section 11 Consultation

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Good morning,

I am reaching out to notify the Ministry for the Environment of a Fast Track Referral Application we are preparing in accordance with the Section 11 consultation requirements. We are currently preparing and intending to lodge a referral application for 'The Rest' in Tauwhare in March 2026.

Please see below a description of the proposal and the consultation pack for the site.

The Rest is located at 1073 Tauwhare Road and the site is approximately

The Rest is a comprehensively planned rural development proposed in Tauwhare, designed to deliver high-quality lifestyle, education, and retirement living outcomes while supporting the long-term growth and resilience of the Waikato region. The proposal includes a purpose-built agri-education institute, a series of rural lifestyle lots, a modern retirement village, a small commercial centre, and discreetly located storage sheds integrated to form a cohesive, well-designed development that maintains and enhances Tauwhare's rural character. Together, The

Rest delivers significant social, economic, and educational benefits through a master-planned development that enhances local services, expands housing choice, and strengthens the rural economy.

Please advise next steps for consultation and or if you have any feedback you would like to provide.

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner
s 9(2)(a)

PO Box 1986,
Shortland Street, Auckland 1140
Level 4, Old South British Building,
3-13 Shortland Street, Auckland

barker.co.nz



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Christchurch | Wānaka & Queenstown

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Briar Belgrave

Partner, Barker & Associates Limited

s 9(2)(a)

Tēnā koe Briar,

The Rest - Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)

Thank you for your correspondence in relation to Barker & Associates Limited's intention to lodge a referral application under the Fast-track Approvals Act 2024 (FTAA) in respect of the Rest development.

Following the Fast Track Approvals Amendment Act 2025 coming into force in December 2025, the Ministry for the Environment (MfE) is no longer an administering agency for approvals relating to the Resource Management Act 1991 and the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 under the FTAA.

Please note that for all referral and substantive applications lodged after 16 December 2025, applicants are no longer required to consult with MfE prior to lodgement.

The information below is provided for informational purposes only.

As part of your application, you will need to provide an assessment of the project against any relevant national policy statement, national environmental standards and if relevant the New Zealand Coastal Policy Statement. The Ministry has prepared the following summary on the national direction made under the RMA, for your consideration.

Please note that as of 15 December 2025, there are three new and seven amended national direction instruments. The new national direction instruments are included in the tables below.

National Direction

Under the RMA, the government can create national direction to support local authorities' decision making under the RMA and develop a nationally consistent approach to resource management issues. This is typically done where an issue is of national importance, or involves significant national benefits or costs, or where necessary to give effect to other government policy or regulation. There are several types of national direction, including national policy statements and national environmental standards.

National Policy Statements (NPS)

National Policy Statements are instruments issued under section 52(2) of the RMA. An NPS is a vehicle for the government to prescribe objectives and policies for matters which are relevant to sustainable management. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NPS to your project. If you are seeking an RMA approval, then under section 13(4)(y)(i) and schedule 5 paragraph 2 of the FTAA your application must include an assessment of your project against any relevant NPSs. Refer to the National Policy Statements linked below.

National Policy Statement	Description
<u>National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023</u>	This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. It works alongside the National Environmental Standards for Greenhouse Gases from Industrial Process.
<u>National Policy Statement for Highly Productive Land 2022</u>	This NPS provides national direction to improve the way highly productive land is managed under the RMA. The objective is to ensure the availability of New Zealand's most favourable soils for food and fibre production.
<u>National Policy Statement for Freshwater Management 2020</u>	This NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA.
<u>National Policy Statement for Indigenous Biodiversity 2023</u>	This NPS provides direction to local authorities to protect, maintain and restore indigenous biodiversity requiring at least no further reduction in indigenous biodiversity nationally.
<u>National Policy Statement for Renewable Electricity Generation 2011</u>	This NPS provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents.
<u>National Policy Statement for Electricity Transmission Networks 2008</u>	This NPS sets out the objective and policies for managing the electricity transmission network.
<u>National Policy Statement on Urban Development 2020</u>	This NPS recognises the national significance of well-functioning urban environments. It removes barriers to development to allow growth in locations

	that have good access to existing services, public transport networks and infrastructure.
<u>New Zealand Coastal Policy Statement 2010</u>	The NZCPS provides guidance for local authorities in their day-to-day management of the coastal environment. The NZCPS is the only compulsory NPS under the RMA.
<u>National Policy Statement for Natural Hazards 2025</u>	This NPS provides direction for local authorities to manage the risk of natural hazards on subdivision and development.
<u>National Policy Statement for Infrastructure 2025</u>	This NPS provides guidance for the development and management of infrastructure.

National Environmental Standards (NES)

National Environmental Standards are regulations issued under section 43 of the RMA. They prescribe technical and non-technical standards, methods or other requirements for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges and noise. NESs require each local authority to enforce the same standard in respect of these areas unless otherwise specified. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NES to your project.

If you are seeking an RMA approval under the FTAA, section 13(4)(y)(i) and schedule 5 paragraph 2 require that an assessment of your project against any relevant NES must be included with your application. Refer to the National Environmental Standards linked below.

National Environmental Standard	Description
<u>National Environmental Standards for Air Quality</u>	This NES prohibits discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand.
<u>National Environmental Standards for Commercial Forestry</u>	This NES provides nationally consistent regulations to manage the environmental effects of forestry.
<u>National Environmental Standards for Electricity Transmission Activities</u>	This NES sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines.
<u>National Environmental Standards for Freshwater</u>	This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems.

<u>National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat</u>	This NES sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat.
<u>National Environmental Standards for Marine Aquaculture</u>	This NES replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In some instances, they allow regional council rules to remain in force.
<u>National Environmental Standards for Sources of Human Drinking Water</u>	This NES sets requirements to protect sources of human drinking water from becoming contaminated.
<u>National Environmental Standards for Storing Tyres Outdoors</u>	This NES provides nationally consistent rules for the responsible storage of tyres.
<u>National Environmental Standards for Telecommunication Facilities</u>	This NES sets national rules regarding the deployment of telecommunications infrastructure across New Zealand.
<u>National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health</u>	This NES includes requirements for assessing and managing potentially contaminated soil.
<u>National Environmental Standards for Detached Minor Residential Units</u>	This NES enables the development of detached minor residential units up to 70 m ² and sets the rules and standards for permitted units.

Please note that as of January 2026, the following amendments to national planning instruments are in effect:

- National Policy Statement for Highly Productive Land Amendment 2025
- New Zealand Coastal Policy Statement Amendment 2025
- National Policy Statement for Indigenous Biodiversity Amendment 2025
- National Policy Statement for Freshwater Management Amendment 2025
- Resource Management (National Environmental Standards for Freshwater) Amendment Regulations 2025
- National Policy Statement for Renewable Electricity Generation Amendment 2025
- National Policy Statement for Electricity Networks Amendment 2025

If you would like to learn more about these amendments, please visit [RMA National Direction updated | Ministry for the Environment](#).

As pre-lodgement consultation is no longer a requirement under the Fast-Track Approvals Act, you no longer need to include proof of pre-lodgement consultation with MfE, nor an explanation of how this consultation has informed your project. This information has been provided for informational purposes only.

If you have any queries in relation to the FTAA process, please contact info@fasttrack.govt.nz for further assistance.

Ngā mihi,

A handwritten signature in black ink, appearing to read 'R Partridge', is positioned above the printed name.

Rebecca Partridge - Manager, System Operations

Appendix 15 – The Rest Consultation

Summary

7.0 Ministry of Education

From: [Briar Belgrave](#)
To: ["Susan Henderson"](#)
Subject: Tauwhare Fast Track Referral - Follow up
Date: Monday, 2 March 2026 8:58:00 am
Attachments: [03 Dec. MoE consultation.docx](#)
[TheRest_Tauwhare_ConsultationPack_Jan2026_compressed \(1\).pdf](#)
[Tauwhare Updated Masterplan 27 Feburary 2026.pdf](#)
Importance: High

Morning Susan,

I hope all is well with you. I am just following up on the meeting you had with Fraser back at the start of December 2025 on a few of our fast tracks. In particular, we spoke about a referral we are preparing in Tauwhare which is for the agri-education institute – see attached for a copy of the notes.

As per the meeting notes, we had a plan to have a further discussion with MoE and in particular the tertiary team. Are you please able to help co-ordinate this meeting? We would like to be able to get this meeting booked in asap.

I have attached the consultation pack for Tauwhare – note that the masterplan shown has been amended so I have also attached the most recent version of the masterplan.

Given the educational institute component on this fast track referral, we were hoping that following a meeting with yourself and the tertiary team that we might be able to a 'letter of support' or something to that effect, noting support from MoE for this type of activity.

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner
s 9(2)(a)

PO Box 1986,
Shortland Street, Auckland 1140
Level 4, Old South British Building,
3-13 Shortland Street, Auckland

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Minutes

Project: Fast Track – MoE consultation

Date: 3 December 2025

Time: 2.00pm

Location: B&A Office

Name	Role/Organisation
Fraser McNutt	B&A
Suan Henderson	MoE
Gemma Hayes	MoE
Patrick Broman	MoE

Item	Detail	Action
Actions	a) Meeting with Tertiary Team and MoE (with B&A) mid Jan 2026 to discuss Tauwhare Agri-research institute b) Circulate Draft Consultation Package with MoE, as well as updated MP c) Mention of a wider rim concept plan for Hamilton – highlighting key infrastructure (SWWTP, SL, etc., schools, parks, social infrastructure, developments, and other significant features/amenities	
1	Introductions	
2	FM - Share, update, open to any comments and feedback on all projects.	
3	Contextual Overview – FM speaks to Power Point Presentation • Introduction of B&A Fast Track Applications (FTA) and their stages in the FT process. (excluding ones that have had previous consultation with MoE). • High level overview of the location, scope, and components of the FTA. • Highlighting when further stages in FT applications are aiming to occur for all projects	• Circulate updated consultation packs with up-to-date information for all projects.
4	Tauwhare • Agri-research tertiary institute • Onsite education, accommodation, research facilities, offices. • Wider stakeholders for institution being Waikato Uni, Tainui, MoE. FM invites MoE feedback on this (now and ongoing), and to introduce potential stakeholders who may be involved.	• Meeting with Tertiary Team and MoE to discuss agri-research centre. Mid Jan, 2026.

	• Meeting with the Tertiary team, MoE, and B&A to discuss Tauwhare Agri-research institute. • Speed environment and pedestrian road crossing locations to be considered in relation to nearby Tauwhare School	
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Minutes

Project: The Rest - Tauwhare

Date: 17 March 2026

Time: 10.00am

Location: MS Teams

Attendees:

Name	Role/Organisation
Briar Belgrave	B&A
Margaret Paiti	MoE
Bevan Smith	MoE
Susan Henderson	MoE
Patrick Broman	MoE

Item	Detail	Action
1	Round of introductions from attendees	
2	Briar speaks to consultation pack to introduce the proposal 'The Rest' • B&A is preparing a fast-track referral application • Site is located in Tauwhare, Waikato District, currently zoned as rural • In an established rural landscape with farming areas and lifestyle properties • Site is situation to the east of Hamilton is in proximity to the wider Waikato Region • Single site owner • Engagement with iwi and hapū has been occurring and will continue to, a site visit has taken place. A Memorandum of Understanding, letter of support will be provided in relation to the proposal • Ecological assessments show nothing of huge significance from an ecology perspective	• Briar to share consultation pack, and meeting minutes with attendees.
3	Master Plan and Key Components of the Site Argi-Education Institute • Specialised learning facility (think Telford) • Asist in addressing the gap in regional agricultural education – currently students must leave region for this type of education and training	

	• Campus facilities proposed such as practical learning facilities, teaching classrooms, workshops, on-site hostel accommodation Provision for small retirement village Commercial centre Rural residential lots	
	Supporting Development • Approximately 37 rural lifestyle blocks. Bring more residents to the area, potentially benefiting local school/s • Provision for a small retirement village • Commercial hub with tenancies – potential part time job opportunities for students enrolled with the institute	
	Staging • Current staging is indicative • Institute is included as part of Stage 3 but there is potential for this to be brought forward	
	Partnership and Stakeholders • Partnership needed to deliver the institute • Conversation with a number of parties during the preparation of the referral application • Potential partners under discussion include: ○ University of Waikato, Wintec, Telford, LIC (neighbouring property), Fonterra, Ag Research, Vision College, Primary ITO, sector bodies such as Dairy NZ, Federated Farmers • Inform potential partners and stakeholders on what is proposed and take on feedback/comments	
	Partnership Model Owner is committed to developing the full site Various partnership structures possible - owner could fund build with partner running operations, or other arrangements Specific details to be worked out during substantive application phase if referral is successful	
	Regional Need • Regional Skills Leadership Group previously identified the need for agricultural training provider in Waikato region • Project would help retain agricultural skills in the region rather than students and expertise dispersing elsewhere • Strong curriculum development presence in Waikato ○ E.g. Agribusiness St. Pauls ○ Nearby schools Hillcrest, Cambridge, Morrinsville, etc. to benefit	

	Briar welcomes thoughts, questions, feedback • Briar provides an explanation on the Fast-Track process • Referral Application: detailed application with planning components and specialist memorandums. Lodged with Ministry for the Environment, assessed and passed onto ministers who determine if project meets the tests of significance under the Act. • Substantive Application: should a referral application be successful a substantive application may be lodged. Extremely detailed application goes before the expert panel who make final decision • Process is faster than standard consenting, councils are not decision makers like a standard process.	
	Flexibility to current proposal • Susan asks to what degree can changes occur after a successful referral application. • Briar confirms there is capacity to making changes when preparing a substantive application. Current layouts and locations are indicative for a referral application	
	• Margaret asks if the Tertiary Education Commission has been engaged with as they the ones with the investment component? • Briar confirms that MoE has been the first point of engagement. If MoE sees value in consulting with other parties as part of preparing the referral application B&A is happy to do this.	• MoE to inform Briar on the parties/stakeholders who should be spoken to. • Collaborative approach between MoE and B&A to make wider connections and form a plan on how to approach parties.
	Margaret notes a meeting with Vice Chancellor of University of Waikato is occurring today.	• Margaret to flag the proposal to UoW during her meeting today.
	Letter of Support • MoE representatives are supportive from transitions and education perspective. • The ability to provide a letter of support is unclear and will discuss internally • Committed to providing on-the-ground support and connections, this could lead to other letters of support • Briar notes full understanding on the status of a letter of support	
	Next Steps:	

- Briar to send consultation pack and meeting notes to attendees
- MOE to provide a list of key stakeholders and contacts for parties who would be beneficial to consult with
- Margaret to mention the project to Vice Chancellor during meeting today (17/03)
- MOE to review meeting notes once received and confirm comfort level with content
- MOE to explore possibility of providing a letter of support for the referral application
- Team to facilitate collaborative approach for stakeholder conversations

Appendix 15 – The Rest Consultation

Summary

8.0 Department of Conservation

From: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>
Sent: Wednesday, 21 January 2026 2:58 pm
To: Briar Belgrave
Cc: FastTrackApplicationEnquiries
Subject: RE: Department of Conservation Section 11 Consultation - Notification of Fast Track Referral - The Rest
Attachments: Cost Recovery Initial Deposit Letter - Briar Belgrave .pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Kia ora Briar,

Thank you for engaging with DOC on your Fast-track Approvals application. Could you please complete the request for pre-lodgement consultation form found on our website [here](#).

Fast-track (Cost Recovery) Regulations 2025 and DOC's Fast-track Cost Recovery Policy were published on 7 February 2025. Under the fast-track Cost Recovery regime applicants are required to pay a deposit prior to pre-lodgement consultation. The attached letter includes this initial deposit.

We will now process an initial deposit invoice for payment that must be paid before consultation can commence. As soon as payment is received, we will assign a project lead who will be in touch to arrange an initial meeting with you and further discussions.

Please note, we encourage all applicants to allow at least 3-4 weeks for effective pre-lodgement consultation with DOC.

Ngā mihi nui,

Grace Masterton (she/her)

On behalf of the Fast-track Applications team
Te Papa Atawhai | Department of Conservation

From: Briar Belgrave S 9(2)(a)
Sent: Wednesday, 21 January 2026 12:09 pm
To: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>
Subject: Department of Conservation Section 11 Consultation - Notification of Fast Track Referral - The Rest

Good afternoon,

I am writing to formally notify the Department of Conservation of a Fast Track Referral Application we are preparing in accordance with the Section 11 consultation requirements. We are currently preparing and intending to lodge a referral application for 'The Rest' in Tauwhare in March 2026.

Please see below a description of the proposal and the consultation pack for the site attached.

The Rest is located at 1073 Tauwhare Road.

The Rest is a comprehensively planned rural development proposed in Tauwhare, designed to deliver high-quality lifestyle, education, and retirement living outcomes while supporting the long-term growth and resilience of the Waikato region. The proposal includes a purpose-built agri-education institute, a series of rural lifestyle lots, a

modern retirement village, a small commercial centre, and discreetly located storage sheds integrated to form a cohesive, well-designed development that maintains and enhances Tauwhare's rural character. Together, The Rest delivers significant social, economic, and educational benefits through a master-planned development that enhances local services, expands housing choice, and strengthens the rural economy.

As with all of our referrals we are preparing we have had ecologists on site and they are preparing an ecological memo to support the referral. Based on the preliminary assessment, there is nothing of significance on the site. We will also apply for any necessary wildlife approvals.

If you have any questions please don't hesitate to get in touch, otherwise we are more than happy to receive any feedback on the proposal.

Ngā mihi | Kind regards,

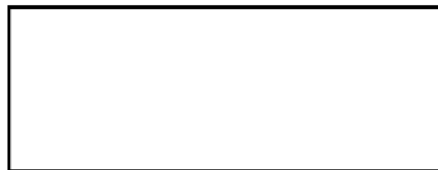
BRIAR BELGRAVE

Partner

s 9(2)(a)

PO Box 1986,
Shortland Street, Auckland 1140
Level 4, Old South British Building,
3-13 Shortland Street, Auckland

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From: Shawn Gardner s 9(2)(a)
Sent: Friday, 13 March 2026 2:09 pm
To: Briar Belgrave
Subject: Re: The Rest Fast-Track Consultation
Attachments: The Rest Pre-Lodgement Consultation Summary.docx - APPROVED - 2026-03-13T00_13_43.4048752Z.pdf

Good Afternoon Briar,

Final pre-lodgement consultation summary was just approved. See attached.

Please do let us know when you lodge the referral application, and if the application is referred, DOC would be interested in ongoing consultation at the substantive phase.

I hope you have a great weekend,
Shawn

Shawn Gardner
s 9(2)(a)
Consultant Planner Fast Track Applications
Te Papa Atawhai | Department of Conservation

From: Briar Belgrave s 9(2)(a)
Sent: Monday, March 2, 2026 2:38 PM
To: Shawn Gardner s 9(2)(a)
Subject: RE: The Rest Fast-Track Consultation

Afternoon Shawn,

Thank you for the update. I look forward to receiving the final summary soon.

Thanks for the amendments to the meeting minutes, I will update the version at my end.

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner
s 9(2)(a)

B&A
Urban & Environmental



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From: Shawn Gardner S 9(2)(a)
Sent: Monday, 2 March 2026 2:27 pm
To: Briar Belgrave S 9(2)(a)
Subject: Re: The Rest Fast-Track Consultation

Good Afternoon Briar,

I just got back from holiday last week and have been catching up with all of my projects. I've completed the first draft of the pre-lodgement consultation summary and have had it reviewed by the relevant technical experts, I will be incorporating their comments today and sending it for final sign-off. I think we're still on-track to get the summary to you in early March.

I have a few very minor requested changes to the meeting notes (attached).

I'll let you know how the consultation summary advances, hopefully we can get it to you next week.

All the best,
Shawn

Shawn Gardner
S 9(2)(a)
Consultant Planner Fast Track Applications
Te Papa Atawhai | Department of Conservation

From: Briar Belgrave S 9(2)(a)
Sent: Monday, February 16, 2026 8:37 AM
To: Shawn Gardner S 9(2)(a)
Subject: RE: The Rest Fast-Track Consultation

Good morning Shawn

Thanks for the meeting last week. Please see attached a copy of the notes.

I look forward to receiving the feedback.

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner
S 9(2)(a)

B&A
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From: Shawn Gardner s 9(2)(a)
Sent: Monday, 16 February 2026 8:32 am
To: Briar Belgrave s 9(2)(a)
Subject: Re: The Rest Fast-Track Consultation

Good morning Briar,

Do let me know when the meeting notes are available. I would like to review them to confirm that our understanding is the same.

As a way of update: I am working now on the pre-lodgement consultation summary. We need some technical advice from some of our experts, and I will also have them review what I have written. There are a few blank spaces, but it is mostly there.

All the best,
Shawn

Shawn Gardner
s 9(2)(a)
Consultant Planner Fast Track Applications
Te Papa Atawhai | Department of Conservation

From: Briar Belgrave s 9(2)(a)
Sent: Thursday, February 12, 2026 7:58 AM
To: Shawn Gardner s 9(2)(a)
Subject: RE: The Rest Fast-Track Consultation

Hi Shawn

I have asked one of our planning assistants to attend to take notes.

I will see you online this afternoon.

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner
s 9(2)(a)

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From: Shawn Gardner s 9(2)(a)
Sent: Thursday, 12 February 2026 7:55 am

To: Briar Belgrave S 9(2)(a)
Subject: RE: The Rest Fast-Track Consultation

Hi Briar,

In advance of our meeting today, I would like to request that Barker's have someone take notes of what is said, then send the notes through to me for review. I'll use those notes as a part of the record of consultation.

Do let me know if you have any questions.

All the best,
Shawn

Shawn Gardner
S 9(2)(a)
Consultant Planner Fast Track Applications
Te Papa Atawhai | Department of Conservation

From: Briar Belgrave S 9(2)(a)
Sent: Tuesday, 10 February 2026 11:05 am
To: Shawn Gardner S 9(2)(a)
Subject: RE: The Rest Fast-Track Consultation

Thanks Shawn.

See below for an agenda:

- Introductions
- Overview of the project & presentation of the consultation pack
- Summary of ecological site visit and draft report for the project
- Feedback or comments from DOC

In advance of the meeting, please see attached a copy of the draft ecological memo.

We will cover all the information you have set out below.

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner
S 9(2)(a)

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From: Shawn Gardner S 9(2)(a)
Sent: Tuesday, 10 February 2026 10:34 am
To: Briar Belgrave S 9(2)(a)
Subject: RE: The Rest Fast-Track Consultation

Thanks Briar,

I can do Thursday at 1pm. I'll send through an invite. Can you please send through an agenda prior to the meeting?

At this stage we would be hoping to get some information on:

- The background of the project;
- What approvals are you applying for (including RMA approvals and Wildlife Authority approvals) – DOC may be able to help prior to the substantive phase in the drafting of conditions to address wildlife issues;
- When you plan to lodge the referral application;
- Will there be any draft reports available prior to lodgement of the referral application, and if so, when and what are they?
- Any other issues you would like to address

Thanks so much, I look forward to the agenda.

All the best,
Shawn

Shawn Gardner
S 9(2)(a)
Consultant Planner Fast Track Applications
Te Papa Atawhai | Department of Conservation

From: Briar Belgrave S 9(2)(a)
Sent: Tuesday, 10 February 2026 9:21 am
To: Shawn Gardner S 9(2)(a)
Subject: RE: The Rest Fast-Track Consultation

Good morning Shawn

Sorry for the delay in coming back to you. I have been on sick leave.

Would you be available for a 30min meeting on Teams at 1pm this Thursday? Our ecologist is free at that time and would be able to attend.

The applicant is **Bram Cleland**.
At this stage, we only anticipate needing Wildlife Act Authority in relation to lizards/copper skinks.

Ngā mihi | Kind regards,

BRIAR BELGRAVE

Partner

s 9(2)(a)

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From: Shawn Gardner s 9(2)(a)
Sent: Tuesday, 10 February 2026 8:17 am
To: Briar Belgrave s 9(2)(a)
Subject: RE: The Rest Fast-Track Consultation

Good morning Briar,

I am following up on the below. Would you like to schedule a pre-lodgement consultation meeting on this application?

Also, can you please confirm the following:

- Who is the applicant (I don't seem to find it on the forms)?
- What approvals are proposed to be applied for (such as wildlife approvals or freshwater fisheries approvals, and for what – such as for bats or lizards)?

Thanks so much!

Shawn Gardner

s 9(2)(a)

Consultant Planner Fast Track Applications
Te Papa Atawhai | Department of Conservation

From: Shawn Gardner
Sent: Thursday, 22 January 2026 2:23 pm
To: Briar Belgrave s 9(2)(a)
Cc: Grace Masterton s 9(2)(a)
Subject: The Rest Fast-Track Consultation

Good Morning Briar,

Good to work with you again!

I am writing to let you know that I have been appointed as the project manager for 'The Rest' Fast-track application. Please direct any questions or information you have on the application to me and I will make sure that anything I can't answer gets to the appropriate person.

I have reviewed the consultation packet and written up some initial comments so that DOC staff can provide feedback. We have a meeting to discuss the project next week, the 29th of January.

I have attached DOC's pre-lodgement information sheet and consultation check sheet for convenience. As usual, we request that you allow at least 4 – 6 weeks from the date the invoice is paid for consultation, as this allows us to understand the issues, gather the relevant expertise, and provide appropriate feedback.

I would be happy to schedule an initial meeting to discuss the application. Please do let me know what time works best for you.

I understand that the applicant plans to lodge the referral application in mid-March, is this correct?

Do let me know if you have any questions.

All the best,
Shawn

Shawn Gardner

s 9(2)(a)

Consultant Planner Fast Track Applications

Te Papa Atawhai | Department of Conservation

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Appendix 15 – The Rest Consultation

Summary

9.0 Tauwhare Community Group

From: [Bram Cleland](#)
To: [Adrian Pyne](#)
Cc: [Briar Belgrave](#); [Fraser McNutt](#)
Subject: Re: Proposed development for Tauwhare
Date: Monday, 2 March 2026 9:23:19 am

Hi Adrian,

Thank you for the opportunity to present the consultation pack for the fast track referral I am progressing, to the Tauwhare Community Group. I appreciate your comments and positive feedback on the proposal in your email. We will aim to circle back and provide an update to the group.

I note your concerns regarding bores and dust. At present, it is proposed that all potable water for the development will be sourced either from roof rainwater collection or from groundwater takes via bores. Any groundwater from bores will require a consent from the Waikato Regional Council. As part of that process, the bores must be pre drilled and comprehensively tested before a consent application is lodged. The groundwater will undergo testing to ensure the local aquifers and existing takes are not affected to the extent that there would be an adverse impact. Any approved groundwater takes would be managed under long-term (up to 35-year) consents. These would be privately owned and operated, meaning there would be no burden on local ratepayers and no additional council maintenance obligations arising from the water supply infrastructure.

In terms of the issue you raise about dust, this will be carefully managed. We will be applying for a temporary water take consent specifically for dust suppression during the construction phase with suitable conditions of consent that would be monitored by the councils.

Once again, thank you for taking the time to provide your feedback. If you have any further feedback, please send it through to me.

Regards,

Bram Cleland

Managing Director



Condair Mechanical Services Ltd - 164 Ellis Street, PO Box 13095, Hamilton 3216

s 9(2)(a) - s 9(2)(a)

www.condair.co.nz

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On Thu, 12 Feb 2026 at 10:35, Adrian Pyne s 9(2)(a) wrote:

Hi Bram, thanks very much for the presentation at the last community committee meeting on your plans to develop your property. I do appreciate that you took the time to talk to us about it, even though you weren't required to as you're putting this through the

Fast track consenting process. I can imagine that there was a range of thoughts jumping around inside people's minds about what Tauwhare would look like in the future. I've put some 'brief-ish comments' together.

The proposal is truly transformative for our tiny village. Generally speaking where there is the demand for development and it's been thought through carefully and is appropriately located, then on balance this will be positive for the local community. Through working for Fonterra, I have had the experience of both dealing with communities when a new development has come to a site and vice versa when there has been a new development next to one of Fonterra's sites. It can be very challenging to get this right! I have also had some negative experiences with property developers who tend to have a 'one spray and walk away' approach to their proposed developments.

In this instance, I'm impressed by the level of thought you've put into this proposal. It appears that you've given careful consideration to not only to the layout of the development plan, but to how it integrates into the existing community. I would encourage you that as you proceed with a more detailed development plan, that you continue to consult with the community in some manner - as I think you were open to? While you will get some negative feedback you may also get some really great ideas which you may wish to incorporate or build upon. Some might even save you money!

In particular, I was pleased to see that the 'lifestyle sections' will be sized between 2500 to 3500m³. While it keeps that 'spacious feel' for people wanting that type of property, it is a much more efficient use of land, and helps to keep the section list price a little lower and so will be a bit more affordable for families. I have also made the point to some people that the purpose of the 'country living zone' (as described in the Waikato District Plan) is not being achieved as the vast majority property owners with the sections over 5000m³ are simply mowing them. I also understand that properties which are above 2500m³ can be serviced by their own septic system and so there is no need for Council to provide a wastewater connection (I'm assuming that they will be largely water self sufficient too). I think the smaller section sizes will be useful in setting a very important future precedent for Council to unlock 'country living' properties potential for subdivision down to 2500m³ without Council having to provide wastewater and minimal extra water servicing. There are a range of other benefits with having a larger village and from the committee discussion it seems that you understand these e.g. having a local supply store and cafe, more areas for walking or running, park area with lakes and trees, etc.

One concern I did have, was around groundwater. I think that groundwater in the region is generally considered to be fully allocated, and I and a few of our neighbours have bores that we use directly on a daily basis, or when needed to top up rain water tanks. We had a dry summer last year and not a drought, and when I checked my neighbour's bore for him, he had less than a metre (height) from the bottom. I believe he's been there for about 30 years and has not run out yet, but based on last summer he must have got close a few times. I would think that most property owners in the village who have a bore won't have connected to Council's supply. If groundwater is needed for the proposed retirement village, then this will need careful modelling, to avoid a situation where there is an impact that results in a cost for the neighbours e.g. an additional rain water tank, deepening a bore, connection to Council water or trucking in water. Another concern is around the 'construction phase'. I was living part time in Whitianga during an extension of the Waterways. Aside from the additional traffic and noise, the main thing that seemed to get the community offside was the poor control of dust. It blew all over the town and got some residents really fired up!

Thanks very much for the opportunity to provide comments. All the very best with the fast track process.

Regards
Adrian Pyne

Appendix 15 – The Rest Consultation

Summary

10.0 Agri-Education Institute – Key Stakeholders

4 June 2026

Barker & Associates
298 Victoria Street
Hamilton 3204

Tēnā koe

Tauwhare Agri-Education Fast Track Referral Application

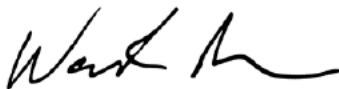
I am writing to confirm Wintec's support for the overall concept being proposed, as well as our support for lodging the application to enable it to be considered through the Fast Track process.

We see considerable merit in the initiative and the opportunities it presents for innovative collaboration across the education sector. In particular, the concept aligns well with our interest in exploring new models of engagement between tertiary providers, secondary schools, and relevant government agencies. The potential to create a more seamless and responsive pathway for learners is something we view as both timely and valuable.

While the proposal is still in its early stages, we believe it has the potential to contribute meaningfully to regional and national education priorities. Should the application be approved to proceed, Wintec would welcome the opportunity to continue discussions and work collaboratively to shape the next phase of development.

We appreciate being included in the early thinking and look forward to ongoing engagement as the concept progresses.

Nāku noa, nā



Warwick Pitts
Chief Executive



Agribusiness in Schools

DELIVERING AGRIBUSINESS TO NZ SECONDARY SCHOOLS

Agribusiness in Schools
c/o Kerry Allen,
St Paul's Collegiate School,
77 Hukanui Road,
Chartwell,
Hamilton.

25/05/2026

To whom it may concern,

The Agribusiness in Schools programme is happy to support and endorse the Tauwhare Agri-education facility.

I am writing to express our enthusiastic and unequivocal support for the development and implementation of the new agricultural and horticultural training facility.

As the agricultural sector faces rapid technological advancements, shifting climate patterns, and evolving market demands, the need for a highly skilled, adaptable, and forward-thinking workforce has never been more critical. This proposed pathway directly addresses these challenges by bridging the gap between theoretical knowledge and hands-on, real-world application.

The inclusion of dedicated practical facilities is, in our view, a gamechanger. Agriculture and horticulture cannot be mastered solely in a classroom. Providing students and trainees with access to modern infrastructure, sustainable farming technologies, and live cultivation environments ensures they will graduate not just knowledgeable, but truly "work-ready."

We believe this initiative will deliver significant benefits, including:

- **Economic Growth:** Supplying local and regional agribusinesses with a steady pipeline of qualified talent.
- **Innovation:** Training the next generation in sustainable practices, precision agriculture, and modern crop management.
- **Community Resilience:** Offering accessible upskilling opportunities that foster career longevity in a vital industry.

This facility would enable promotion of the agricultural and horticultural industry and provide secondary school students with an understanding of what career opportunities and jobs in the industry are available to them when they leave school. The facility will support students with opportunities to engage in an important sector, see showcased businesses, learn skills and knowledge appropriate for this industry. It may also give them a chance to network with industry representatives and to ask questions about the sector. The presence of a robust facility in Agricultural and Horticultural Science and Agribusiness fosters positive perceptions that promote progression onto tertiary study and into the industry.

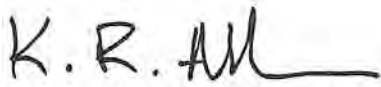


There is also a need for industry initiatives that provide a better link between secondary schools, and the primary sector. Additionally, this resource would help to ensure better and more formal links, along with possible association to guest speakers, places, or businesses to visit, other educational opportunities, and people to contact to provide specific knowledge.

We fully endorse this project and strongly encourage the necessary approval and resources. It is a vital investment in the future of our industry and our community.

Any questions or queries, please do not hesitate to ask.

Yours sincerely,



Kerry Allen
Agribusiness in Schools
Curriculum Director

s 9(2)(a)

12 June 2026

Dear Briar,

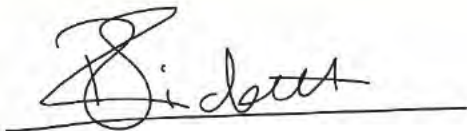
Re: Tauwhare | Te Rest

Thank you for taking the time to share the vision for the Agri-Education Institute with me. I found the consultation pack both informative and inspiring. This initiative has the potential to be a significant and positive development for the Waikato region and for Aotearoa as a whole. Tauwhare appears to be an ideal location for such an important project.

Through our own programmes, we are very aware of the ongoing need to develop skilled farm employees, farm managers, and future farm owners across the country. We also recognise the importance of equipping rangatahi with the knowledge, skills, and confidence to see the agricultural sector as a rewarding and meaningful pathway for their future.

Vision College is pleased to endorse and support this vision for the establishment of an Agri-Education Institute. We would be happy to assist in any way we can as this exciting initiative progresses.

Nga Mihi

A handwritten signature in black ink, appearing to read "Ray Pickett", written over a horizontal line.

Ray Pickett

Chief Executive Officer
Vision College

15 June 2026

Briar Belgrave
Partner
Barker & Associates

Re: Letter of Support – Agri-Education Facility Proposal (Tauwhare, Waikato)

Kia ora Briar,

Thank you for the opportunity to provide a letter of support for the proposed agri-education facility forming part of the mixed-use development at Tauwhare.

Primary ITO welcomes initiatives that strengthen vocational education and training outcomes for the food and fibre sector. Opportunities to develop dedicated, industry-aligned education facilities have the potential to play an important role in supporting workforce capability, improving access to practical training environments, and enhancing pathways for learners into sustainable rural careers.

Based on the information provided, the proposed development presents a concept that integrates education, community, and regional economic activity. The inclusion of an agri-education institute as the cornerstone of the development aligns with the broader need for accessible, work-relevant training environments that connect learning directly with industry practice.

Primary ITO supports the proposal being considered through the Fast-track process to enable further assessment and development of the concept.

We note that the proposal is currently at a conceptual stage, and that detailed design, delivery models, and education partnerships will be further developed through subsequent phases. In that context, this letter should be understood as support for the exploration and consideration of the proposal, rather than a commitment to participate in or deliver training services as part of the development.

We appreciate being kept informed as the project progresses and would welcome further discussion as the proposal evolves.

Ngā mihi nui,



Ginny Vincent
Chief Executive
Primary ITO

Appendix 15 – The Rest Consultation

Summary

11.0 Karaka Pines Retirement Village

Karaka Pines Villages LP

151 Pillans Road, Otumoetai, TAURANGA



17 September 2025

Bram Cleland
Shannon Leigh Trust
Email: s 9(2)(a)

Dear Bram,

Re: Potential Retirement Village Development at 1073 Tauwhare Road,
Waikato

Thank you for approaching me with the opportunity to consider the potential development of a retirement village on your land at 1073 Tauwhare Road, Waikato. I appreciate being given the chance to explore this proposal.

At this stage, my preliminary view is that the land size of approximately 10 hectares may lend itself to the development of a retirement village comprising in the order of 150-200 residential units, together with a range of community facilities. Indicatively, the specifications I would envisage include:

- Residential units:
 - Predominantly three-bedroom homes of around 180m² with double garages.
 - Approximately 20% of the units could be smaller two-bedroom homes of up to 130m² with single garages.
- Community facilities:
 - A clubhouse of approximately 800m².
 - A heated swimming pool.
 - A bowling green.
 - Resident woodcraft workshop

The proposed development would not include hospital or residential care facilities.

I emphasise that this is a preliminary indication only, and any formal proposal would need to follow a process of due diligence, including feasibility studies, planning considerations, and a thorough assessment of the demographic demand in the area.

I would be pleased to continue discussions with you as further information is gathered and the opportunity is explored in greater detail.

Yours sincerely,

KARAKA PINES VILLAGES LP

Adam Yates

Chief Executive Officer