

# Fast-Track Pre-Lodgement Consultation Summary

**Purpose** - This document provides a summary of information from DOC following a pre-lodgement consultation request.

## Project Details

Project name:	Te Kowhai East 'TKE' Industrial Precinct development
Engagement type:	Pre-lodgement engagement for Referral Application
Applicant/agent:	Agent: Victoria Majoor, Principal Planner Hounsell Holdings Ltd s 9(2)(a) s 9(2)(a) Applicant: s 9(2)(a) s 9(2)(a)
Proposal overview:	186ha proposed industrial precinct comprising 137ha of industrial land for light industrial activities including associated subdivision, earthworks, discharges and water take.
Location:	West of Hamilton, at 246 and 270 Te Kowhai Road, Te Kowhai and 284 Onion Road, 30 Mathers Road, Horotiu. Located in the Mangaheka Stream Catchment.
Date pre-lodgement request received:	First contact by e-mail on 12 June 2025 Signed request for consultation received on 18 June 2025 Deposit paid 30 June 2025
Summary of pre-lodgement Consultation	
Fast track project lead DOC:	Terry Calmeyer – Consultant Fast Track Consents Advisor (Enspire)
DOC specialist input required:	Fast Track Project Lead – Terry Calmeyer Statutory Manager (Waikato) – Michelle Lewis Senior Ranger – Andrew Styche RMA – Ronan Whitelock Permissions – to be confirmed Legal – to be confirmed BHV – to be confirmed
DOC Permissions/ Approvals Identified by applicant in pre-	The draft referral application has identified that the following approvals are likely to be required:

<b>Lodgement request as potentially required:</b>	<ul style="list-style-type: none"> <li>Authority under Wildlife Act 1953</li> </ul>
<b>DOC Commentary on Fast Track approvals and permissions identified:</b>	<ul style="list-style-type: none"> <li>A draft referral application form and a preliminary ecological assessment, that includes a desktop assessment and site surveys, were provided by the applicant.</li> <li>It is the applicants' responsibility to comply with the FTAA and to ensure that the proposed approvals are identified and all the required information is provided as part of a referral application. Section 13(4) sets out the information to be included in a referral application.</li> <li>Wildlife Approvals authorise acts that would otherwise be an offence under the Wildlife Act (1953), including to: <ul style="list-style-type: none"> <li>-Catch and handle wildlife on site (including wildlife sampling and wildlife salvage)</li> <li>-Take samples from wildlife</li> <li>-Take or destroy the eggs of wildlife</li> <li>-Attach identification bands to wildlife</li> <li>-Mark, tag, or attach other scientific apparatus to wildlife</li> <li>-Catch and temporarily hold wildlife in captivity (less than 3 months)</li> <li>-Transfer captive wildlife from one holding facility to another holding facility</li> <li>-Kill wildlife</li> <li>-Hunt, disturb, kill or catch alive protected wildlife that are causing damage</li> <li>-Translocate wildlife</li> </ul> <p>If any of these activities are required for protected species, then additional wildlife approvals would be required.</p> </li> <li>It is noted there are no mandatory information requirements in respect of wildlife approvals at the referral stage.</li> <li>Based on the information provided it appears two parcels of land are subject to Part 1VA of the Conservation Act 1987. A concession has not been sought in the draft application form as part of the referral application. If a concession is required, the referral application must provide the information set out in s13(4).</li> <li>The applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations.</li> </ul>
<b>Treaty partners:</b>	In the time available, DOC has not carried out a process to identify Treaty partners with interests relevant to this site.
<b>Treaty Settlement implications/considerations:</b>	In the time available, DOC has not carried out a process to identify Treaty settlement obligations specifically relevant to this site but notes for the applicant that this will form part of the section 18 report prepared by MFE.
<b>Section 4 Conservation Act 1987 implications/considerations</b>	In the time available, DOC has not carried out a process to identify section 4 implications/ considerations specifically relevant to this site.

<p><b>Potential Resource Management Act (RMA) considerations and effects:</b></p> <p><i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i></p>	<p>The pre-lodgement consultation was primarily in relation to the wildlife approval being sought. Very high-level RMA commentary has been provided. Some primary considerations for DOC include:</p> <p>That the relevant biodiversity and environmental effects are considered as part of the full and comprehensive AEE included with the potential substantive application and shall specifically address the presence and management of lizards, birds, bats, threatened plant species and freshwater values.</p>
<p><b>DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):</b></p>	<p>Waikato Conservation Management Strategy 2014.</p>
<p><b>Any specific information requests to applicant(s)/agent for pre-app engagement at this point:</b></p>	<p>The applicant is encouraged to engage with DOC prior to lodging a substantive application particularly in relation to any wildlife approvals.</p>
<p><b>Any further information/considerations:</b></p>	
<p><b>Additional Notes:</b></p>	<p>While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicants' responsibility to comply with the FTAA and to ensure they have applied for all approvals they need.</p> <p>Guidance for applying for a wildlife approval under the Fast-track Approvals Act 2024 can be viewed here: <a href="#">Guidance for applying for a wildlife approval</a> .</p> <p>DOC encourages the applicant to share draft substantive application documents, should the application be referred, so that feedback can be provided on how they align with information requirements of the Act, noting DOC is unable to request further information once a completeness check is commenced by the EPA.</p> <p>Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on any wildlife approval as part of any substantive application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of lodging a substantive application.</p> <p>It is recommended that the information provided in any substantive application prepared under the Fast-track Approvals Act 2024 be separated out by the various approvals sought (if multiple approvals required) and all information requirements addressed for each approval sought.</p> <p>It is noted that DOC has provided previous advice in 2024 when the applicant applied for the project to be listed under the Fast-track Approvals Bill. There have been no substantial changes to the Proposal since then, and the previous DOC advice available on the MfE website still stands.</p> <p><b>Freshwater Ecology</b></p>

	<p>Long-finned eels (At Risk - Declining), inanga (At Risk - Declining) and banded kokopu have been detected in the catchment that runs through this property. Short-finned eels and unidentified bullies and galaxiids have also been recorded in this catchment. Black mudfish (At Risk – Declining) were identified in drains in the area.</p> <p>The Rotokauri Mudfish Management Plan (HCC) dated 8 March 2023 should be considered for the relocation of mudfish.</p> <p>Confirmation should be provided, in the substantive application, if there are any works proposed within waterways and wetlands, including enhancement activities. It is recommended that the applicant provide a stocktake of any current fish barriers present on the site in the substantive application and advise of any works to remove or alter them. The applicant should be aware of the Freshwater Fisheries Regulations.</p> <p><b>Bats</b></p> <p>The preliminary ecological report identifies that long-tailed bats are present in the general vicinity of the Site. Prior to the preparation of the substantive application for a wildlife approval, it is recommended that the applicant undertake site surveys to determine the presence, or not, of bats on the site and specifically address the same in the substantive application documents.</p>
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