

Chris McLay  
Chief Executive Officer  
Waikato Regional Council  
Private Bag 3038  
Waikato Mail Centre  
Hamilton 3240

Email: s 9(2)(a)

Dear Chris McLay

**Invitation to provide written comments on application for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Gordonton Country Estate Limited for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Waikato Regional Council to provide written comments on the referral application including the following matters:

1. whether it considers the project will deliver regionally significant housing supply

In addition, under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Waikato Regional Council must provide comments advising on the following matters:

1. any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing.
2. in relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be

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applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

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

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter with the copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application and to refer the project.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

To assist you with the process, project summary details are in Appendix A. First time users of the Fast-track 'one stop shop' applications portal can seek an invitation by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz). Once users are registered and have accepted the Terms & Conditions, they will receive a link to the application documents. You may provide comments directly via the portal, alternatively a template for written comments is in Attachment 1.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details  
Attachment 1: Template for written comment

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## Appendix A – Project summary details

Project name	Gordonton Country Estate Development
Applicant name	Gordonton Country Estate Limited
Project summary details	<p>The project is to construct a retirement village and associated ancillary infrastructure on approximately 67 hectares near Gordonton, 5km northeast of Hamilton, comprising;</p> <ul style="list-style-type: none"><li>a. approximately 659 residential units</li><li>b. cafe, apartment style accommodation and health care provisions</li><li>c. Roading, pedestrian, cycling infrastructure associated with the retirement village</li><li>d. water, wastewater and stormwater infrastructure associated with the retirement village</li><li>e. all earthworks required within the site and vegetation removal.</li></ul>

Craig Hobbs  
Chief Executive Officer  
Waikato District Council  
Private Bag 544  
Ngaaruawaahia, 3742

Email: s 9(2)(a)

Dear Craig Hobbs

**Invitation to provide written comments on application for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Gordonton Country Estate Limited for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Waikato District Council to provide written comments on the referral application including the following matters:

1. whether the project is likely to be consistent with regional and local planning documents
2. whether it considers the project will deliver regionally significant housing supply.

In addition, under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Waikato District Council must provide comments advising on the following matters:

1. any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing.
2. in relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be

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If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Ilana Miller  
**General Manager, Delivery and Operations**

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**From:** [Infrastructure Portfolio](#)  
**To:** [Christopher Bishop \(MIN\)](#); [Simon Watts \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Casey Costello \(MIN\)](#)  
**Subject:** Invitation to comment on fast-track referral application for Gordonton Country Estate Development Project under the Fast-track Approvals Act 2024 – FTI003  
**Date:** Wednesday, 5 March 2025 4:17:06 pm  
**Attachments:** [Template - Comments Form for Invited parties.docx](#)

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To:  
Minister for Housing  
Minister for Climate Change  
Minister for the Environment  
Minister for Seniors

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister) has asked for me to write to you on his behalf.

The Minister has received an application from Gordonton Country Estate Limited for referral for the Gordonton Country Estate Development Project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2502-1005).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

### Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

### Process

The application documents are accessible through the Fast-Track portal. If you haven't used the portal before, you can request access by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz). Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz). Further information is available at <https://www.fasttrack.govt.nz/>.

### Project summary

<b>Project name</b>	Gordonton Country Estate Development Project
<b>Application ref</b>	FTAA-2502-1005
<b>Applicant</b>	Gordonton Country Estate Limited
<b>Project description</b>	The project is to construct a retirement village and associated ancillary activities on approximately 67 hectares near Gordonton, 5km northeast of Hamilton, comprising;

	<ul style="list-style-type: none"><li>a. approximately 659 residential units</li><li>b. cafe, apartment style accommodation and health care provisions</li><li>c. roading, pedestrian, cycling infrastructure associated with the retirement village</li><li>d. water, wastewater and stormwater infrastructure associated with the retirement village</li><li>e. all earthworks required within the site and vegetation removal</li></ul>
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Yours sincerely

Hon Chris Bishop  
**Minister for Infrastructure**



**Office of Hon Chris Bishop**

Minister of Housing, Minister for Infrastructure, Minister Responsible for RMA Reform,  
Minister for Sport & Recreation, Leader of the House, Associate Minister of Finance  
Email: [christopher.bishop@parliament.govt.nz](mailto:christopher.bishop@parliament.govt.nz) Website: [www.beehive.govt.nz](http://www.beehive.govt.nz)  
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand



Brad Ward  
Acting Chief Executive Officer  
Ministry of Housing and Urban Development  
PO Box 82  
Wellington 6140

Email: [info@hud.govt.nz](mailto:info@hud.govt.nz)

Dear Brad Ward

**Invitation to provide written comments on application for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Gordonton Country Estate Limited for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application, including the following matters:

1. Whether you consider the housing benefits arising from the project will be regionally or nationally significant?

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

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If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

To assist you with the process, project summary details are in Appendix A. First time users of the Fast-track 'one stop shop' applications portal can seek an invitation by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz). Once users are registered and have accepted the Terms & Conditions, they will receive a link to the application documents. You may provide comments directly via the portal, alternatively a template for written comments is in Attachment 1.

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Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details  
Attachment 1: Template for written comments

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## Appendix A – Project summary details

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Applicant name	Gordonton Country Estate Limited
Project summary details	<p>The project is to construct a retirement village and associated ancillary infrastructure on approximately 67 hectares near Gordonton, 5km northeast of Hamilton, comprising;</p> <ul style="list-style-type: none"><li>a. approximately 659 residential units</li><li>b. cafe, apartment style accommodation and health care provisions</li><li>c. Roading, pedestrian, cycling infrastructure associated with the retirement village</li><li>d. water, wastewater and stormwater infrastructure associated with the retirement village</li><li>e. all earthworks required within the site and vegetation removal.</li></ul>

Brett Gliddon  
Chief Executive Officer  
New Zealand Transport Agency  
PO Box 5084  
Wellington 6140

Email: [info@nzta.govt.nz](mailto:info@nzta.govt.nz)

Dear Brett Gliddon

**Invitation to provide written comments on application for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Gordonton Country Estate Limited for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application, including the following matters:

1. Whether the project is likely to adversely affect the operation of the State Highway network
2. Whether you consider there are any barriers to the applicant delivering the project

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

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If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

To assist you with the process, project summary details are in Appendix A. First time users of the Fast-track 'one stop shop' applications portal can seek an invitation by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz). Once users are registered and have accepted the Terms & Conditions, they will receive a link to the application documents. You may provide comments directly via the portal, alternatively a template for written comments is in Attachment 1.

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Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

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Mokoro Gillett  
Chair  
Ngāti Hauā Iwi Trust  
Email: [admin@ngatihauaiwitrust.co.nz](mailto:admin@ngatihauaiwitrust.co.nz)

Tēnā koe Mokoro Gillett

**Invitation to provide written comments on application for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Gordonton Country Estate Limited for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

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

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will help inform the Minister's decisions on whether to accept the referral application and to refer the project.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

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cc s 9(2)(a)

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Carolyn Hopa  
Ngāti Wairere

Email: s 9(2)(a)

Tēnā koe Carolyn Hopa

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Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

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cc s 9(2)(a)

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Parekawhia McLean  
Chair  
Te Whakakitenga o Waikato

Email: [secretariat@tainui.co.nz](mailto:secretariat@tainui.co.nz)

Tēnā koe Parekawhia McLean

### **Invitation to provide written comments on application for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024**

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

To assist you with the process, project summary details are in Appendix A. First time users of the Fast-track 'one stop shop' applications portal can seek an invitation by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz). Once users are registered and have accepted the Terms & Conditions, they will receive a link to the application documents. You may provide comments directly via the portal, alternatively a template for written comments is in Attachment 1.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller

**General Manager, Delivery and Operations**

Appendix A: Project summary details

Attachment 1: Template for written comments

cc s 9(2)(a)

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## Appendix A – Project summary details

Project name	Gordonton Country Estate Development
Applicant name	Gordonton Country Estate Limited
Project summary details	<p>The project is to construct a retirement village and associated ancillary infrastructure on approximately 67 hectares near Gordonton, 5km northeast of Hamilton, comprising;</p> <ul style="list-style-type: none"><li>a. approximately 659 residential units</li><li>b. cafe, apartment style accommodation and health care provisions</li><li>c. Roading, pedestrian, cycling infrastructure associated with the retirement village</li><li>d. water, wastewater and stormwater infrastructure associated with the retirement village</li><li>e. all earthworks required within the site and vegetation removal.</li></ul>

Tukuroirangi Morgan  
Waikato Raupatu River Trust

Email: s 9(2)(a)

Tēnā koe Tukuroirangi Morgan

**Invitation to provide written comments on application for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Gordonton Country Estate Limited for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

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

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will help inform the Minister's decisions on whether to accept the referral application and to refer the project.

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Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details  
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Danny Loughlin  
Iwi Co-Chair  
Waikato River Authority

Email: [enquiries@waikatoriver.org.nz](mailto:enquiries@waikatoriver.org.nz)

Tēnā koe Danny Loughlin

**Invitation to provide written comments on application for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024**

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Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

Attachment 1: Template for written comments

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James Palmer  
Secretary for the Environment  
Ministry for the Environment  
PO Box 10362  
Wellington 6143

Email: s 9(2)(a)

Dear James Palmer

**Invitation to provide written comments on application for referral of the Gordonton Country Estate Development project under the Fast-track Approvals Act 2024**

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires consultation with relevant administering agencies). I invite Ministry for the Environment to provide written comments on the referral application.

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

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Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

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