From:	Infrastructure Portfolio
To:	Nicola Willis (MIN); Shane Jones (MIN); Nicola Grigg (MIN); Tama Potaka (MIN); Casey Costello (MIN); Todd McClay (MIN)
Cc:	FTAreferrals
Subject:	Invitation to comment on Fast-track referral application for the Stillhaven project under the Fast-track Approvals Act 2024 – FTAA-2607-1270
Date:	Wednesday, 26 August 2026 11:24:39 am
Attachments:	Comments Form for Invited Ministers.docx

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Conservation
- Associated Minister of Housing
- Minister for Seniors
- Minister of Agriculture

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 Stillhaven Limited for referral of the Stillhaven project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2607-1270).

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 **15 working days** of receipt of this email, being **16 September 2026**. 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. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing 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. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

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, infrastructure.portfolio@parliament.govt.nz.

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. Further information is available at https://www.fasttrack.govt.nz/.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Stillhaven
Applicant	Stillhaven Limited
Location	Te Kowhai, Waikato
Project description	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure.

Kind regards,

Office of Hon Chris Bishop
Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3
Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Peter Chrisp
Director-General of Conservation
Department of Conservation (DOC)

Email: s 9(2)(a)

Dear Peter

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). 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. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite DOC as the administering agency for freshwater fisheries approvals and approvals under the Wildlife Act 1953 to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

Please note that consideration of a referral application is limited to the referral criteria and does not involve the level of detail required at the substantive application stage. Comments should therefore be confined to matters relevant to the referral criteria. Please avoid providing detailed comments on matters that would more appropriately be considered during the substantive application process.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

1. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
2. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

CC: s 9(2)(a)

fast-track@doc.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Brett Gliddon
Chief Executive Officer
NZ Transport Agency Waka Kotahi (NZTA)

Email: s 9(2)(a)

Dear Brett

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). 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. NZTA has been identified as an "any other person" for the purposes of this section, as the project area is near State Highway 39 and the project may generate additional traffic movements that could affect the surrounding transport network. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in *Section 22* of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

CC: *EnvironmentalPlanning@nzta.govt.nz*
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Craig Hobbs
Chief Executive
Waikato District Council

Email: s 9(2)(a)

Dear Craig

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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, a copy of which is available to you via the portal. We note that IAWAI – Flowing Waters Limited and Watercare Services Limited have also been invited to comment on the application in separate letters.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, a relevant local authority **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 provide written confirmation.*

In addition, under section 17(3)(b), a relevant local authority **may** also provide other comments, but only if those comments are **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

Please note that consideration of a referral application is limited to the referral criteria and does not involve the level of detail required at the substantive application stage. Comments should therefore be confined to matters relevant to the referral criteria. Please avoid providing detailed comments on matters that would more appropriately be considered during the substantive application process. You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

2. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
3. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore. For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

CC: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Chris McLay
Chief Executive
Waikato Regional Council

Dear Chris

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, a relevant local authority **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 provide written confirmation.*

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 applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

In addition, under section 17(3)(b), a relevant local authority **may** also provide other comments, but only if those comments are **relevant** to the application and the decision on the application that the Minister is required to make under section 21.
Please note that consideration of a referral application is limited to the referral criteria and does not involve the level of detail required at the substantive application stage. Comments should therefore be confined to matters relevant to the referral criteria. Please avoid providing detailed comments on matters that would more appropriately be considered during the substantive application process.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore. For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)
[redacted]
WRCFasttrackapps@waikatoregion.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Paul Goodeve
Chief Executive
First Gas Limited
Email: *reception@firstgas.co.nz*

Dear Paul

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). 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. You have been identified as an "any other person" for the purposes of this section, as the holder of an easement for the gas pipeline traversing the project area, who may be able to provide input on whether any additional approvals may be required and any potential implications for project delivery. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in *Section 22* of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Peter Winder
Chief Executive
IAWAI – Flowing Waters Limited (IAWAI)

Email: *info@iawai.co.nz*

Dear Peter

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). 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. IAWAI has been identified as an "any other person" for the purposes of this section, as the council-controlled organisation responsible for delivering water services across the Waikato District from 1 July 2026. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal. We note Watercare Services Limited has also been invited to comment on the project.

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

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in *Section 22* of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

CC: Claire Hornsey – s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Ngaati Hourua

Email: *papaorotumarae@outlook.co.nz*

Tēnā koe

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Jo Kukutai
Chair
Ngaati Maahanga/Ngaa Uri o Maahanga

Email: s 9(2)(a)

Tēnā koe Jo

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

CC: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Mokoro Gillett
Chair
Ngāti Hauā Iwi Trust

Email: *admin@ngatihauaiwitrust.co.nz*

Tēnā koe Mokoro

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements a. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

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Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Ngāti Reko

Email: *waikerimarae@gmail.com*

Tēnā koe

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Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Kimai Huirama
Ngāti Tamainupō

Email: *chair.nuotkw@gmail.com*

Tēnā koe Kimai

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Stephanie Frame
Manager – Fast-track Operations

CC: *trust@tamainupo.iwi.nz*

Appendix A: Project summary details

Appendix A – Project summary details

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Applicant name	Stillhaven Limited
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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Carolyn Hopa
Ngāti Wairere

Email: s 9(2)(a)

Tēnā koe Carolyn

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Stephanie Frame
Manager – Fast-track Operations

CC: s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

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Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Harry Wilson
Te Haa o te Whenua o Kirikiriroa (THaWK)

Email: *tehaaotewhenuaokirikiriroa@gmail.com*

Tēnā koe Harry

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Stephanie Frame
Manager – Fast-track Operations

CC: s 9(2)(a)

Appendix A: Project summary details

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Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Donna Flavell
Chief Executive Officer / Tumu Whakarae
Te Whakakitenga o Waikato

Email: *secretariat@tainui.co.nz*

Tēnā koe Donna

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). 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. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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, a copy of which is available to you via the portal.

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

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on *Cost recovery for agencies*. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: *Applying for a contribution fee payment*.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

CC: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Jaedyn Falwasser
Waikato Raupatu River Trust

Email: s 9(2)(a)

Tēnā koe Jaedyn

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). 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. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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, a copy of which is available to you via the portal.

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

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on *Cost recovery for agencies*. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: *Applying for a contribution fee payment*.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Justine Young
Waikato River Authority

Email: s 9(2)(a)

Tēnā koe Justine

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). 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. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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, a copy of which is available to you via the portal.

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

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on *Cost recovery for agencies*. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: *Applying for a contribution fee payment*.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

26 August 2026

Jamie Sinclair
Chief Executive Officer
Watercare Services Limited

Email: s 9(2)(a)

Dear Jamie

Invitation to provide written comments on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 16 September 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act). 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. Watercare has been identified as an "any other person" for the purposes of this section, as Watercare's contract to operate and maintain Waikato District Council's water services infrastructure continues until 2028, despite IAWAI assuming responsibility for water services from 1 July 2026, and Watercare has previously been involved in consultation on the project. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal. We note IAWAI has also been invited to comment on the project.

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

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in *Section 22* of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)
developments@water.co.nz
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2607-1270
Project name	Stillhaven
Applicant name	Stillhaven Limited
Project summary	The project is for the construction and establishment of a mixed-use urban development on approximately 104 hectares of rural land near the existing Te Kowhai township in the Waikato District. The project area is accessed from Te Kowhai Road and Horotiu Road and is located approximately 16 kilometres north-west of Hamilton. The project comprises: a. approximately 700 residential dwellings across a range of housing densities b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units, 40 to 50 aged care beds, and associated facilities c. two commercial areas totalling approximately 5,000m^2, with approximately 1,500m^2 of commercial floor space for local services and amenities d. public open space, including stormwater management areas, recreation areas, and ecological enhancements e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 b. wildlife approvals under the Wildlife Act 1953 c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.