

File ref: FTAA-2508-1092

Lance Vervoot
Chief Executive
Hamilton City Council

Email: s 9(2)(a)

Dear Lance

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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.

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 or discussed anyone outside of your organisation.

Any written comments you provide, 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 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 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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Please upload any comments to the application portal or email to referral@fasttrack.govt.nz.
Written comments may be provided by using the template for written comments in Attachment 1 or an alternative format/document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Cc Blair Bowcott, General Manager - Strategy, Growth and Planning -
s 9(2)(a) [REDACTED]

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Manganahia Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

James Palmer
Secretary for the Environment
Ministry for the Environment

Email: s 9(2)(a)

Dear James

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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 seek comments on a referral application from the relevant administering agencies). I invite the Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

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 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 inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is

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made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to a point.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Macaela Flanagan, Manager s 9(2)(a)
s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Ngaati Hourua

Email: s 9(2)(a)

Tēnā koe,

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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.

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 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 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

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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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Jo Kukutai
Ngaati Maahanga/Ngaa Uri o Maahanga

Email: s 9(2)(a)

Tēnā koe Jo

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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.

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 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 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.

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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 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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a stylized, flowing script.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Mokoro Gillett
Chair
Ngāti Hauā Iwi Trust

Emails 9(2)(a)

Tēnā koe Mokoro,

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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.

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 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 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.

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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 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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email 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

cc s 9(2)(a), s 9(2)(a), s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Ngāti Reko

Email: s 9(2)(a)

Tēnā koe,

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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.

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 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 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

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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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to a point.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Ngāti Tamainupō

Email: s 9(2)(a)

Tēnā koe

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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.

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 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 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

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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

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Carolyn Hopa
Ngāti Wairere

Email: s 9(2)(a)

Tēnā koe Carolyn,

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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.

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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 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.

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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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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Cc s 9(2)(a) s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Brett Gliddon
Chief Executive Officer
NZ Transport Agency Waka Kotahi

Email: s 9(2)(a)

Dear Brett

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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.

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 or discussed anyone outside of your organisation.

Any written comments you provide, 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 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 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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Please upload any comments to the application portal or email to referral@fasttrack.govt.nz.
Written comments may be provided by using the template for written comments in Attachment 1 or an alternative format/document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to the right.

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc FTC application/comments info - s 9(2)(a) [REDACTED]
 Nicola Foran – Team Leader – Environmental Planning – s 9(2)(a) [REDACTED]

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Penny Nelson
Director-General of Conservation
Department of Conservation

Email: s 9(2)(a)

Dear Penny

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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 seek comments on a referral application from the relevant administering agencies. I invite the Department of Conservation to provide written comments on the referral application as the administering agency for the Wildlife Act 1953.

Under section 20 of the Act and without limiting any general comments under section 17(1)(c), I also invite you to provide further information on the following matter:

- *whether the interest “Subject to Part IVA of the Conservation Act 1987” recorded on multiple Record of Titles for the project area would affect the applicant’s ability to undertake the works, or whether this interest triggers any additional approvals or requirements that have not been identified in the 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-

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confidence and should not be forwarded 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 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 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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers off to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Jenni Fitzgerald, Fast-track Manager - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Craig Hobbs
Chief Executive
Waikato District Council

Email: s 9(2)(a)

Dear Craig

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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)(a) of the Act, I invite Waikato District Council to provide written comments on the referral application. 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 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.*

Under section 20(1) I also invite you to provide further information on the following matters:

3. *Whether the project may deliver significant regional or national benefits (refer to section 22 of the Act for the criteria for assessing referral applications). Additionally, and in this context, provide any high-level commentary regarding the project's alignment with relevant District plans, policies, and/or strategies.*

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 or comments sought from anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a 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. 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 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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc: Ella Makin, Principal Planner - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Chris McLay
Chief Executive Officer
Waikato Regional Council

Email: s 9(2)(a)

Dear Chris McLay

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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)(a) of the Act, I invite Waikato Regional Council to provide written comments on the referral application. 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 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 165Z1 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.*

Under section 20(1) I also invite you to provide further information on the following matters:

3. *Whether the project may deliver significant regional or national benefits (refer to section 22 of the Act for the criteria for assessing referral applications). Additionally, and in this context, provide any high-level commentary regarding the project's alignment with relevant plans, policies, and/or strategies.*

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 or comments sought from anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a 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. 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 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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc: Brent Sinclair, Director RUD s 9(2)(a)
Miffy Foley s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Harry Wilson
Te Haa o te Whenua o Kirikiriroa

Email: s 9(2)(a)

Tēnā koe Harry,

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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.

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 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 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

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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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Jaedyn Falwasser
Te Whakakitenga o Waikato

Email: s 9(2)(a)

Tēnā koe Jaedyn,

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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.

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 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 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

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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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to a point.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Jaedyn Falwasser
Waikato Raupatu River Trust

Email: s 9(2)(a)

Tēnā koe Jaedyn

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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.

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 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 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

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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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953

File ref: FTAA-2508-1092

Justine Young
Senior Policy Advisor
Waikato River Authority

Emails 9(2)(a)

Tēnā koe Justine

Invitation to provide written comments on an application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the 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. [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.

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 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 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.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

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 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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in dark ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2508-1092
Project name	Te Kowhai East
Applicant name	Te Kowhai East Limited Partnership
Project summary details	The project involves the development of approximately 186 hectares of rural land into a large-scale industrial and commercial precinct, located at 248 Te Kowhai Road, 270 Te Kowhai Road and 30 Mathers Road in the Waikato Region. The project includes associated infrastructure, land modification, and environmental management works to support the establishment of industrial and commercial activities. The project comprises: • industrial land use activities across 128 hectares • commercial land use activities over 2 hectares • subdivision of approximately 174 hectares of land over three construction stages • earthworks including cut-to-fill and cleanfill operations • stormwater discharge into the Mangaheka Stream and associated infrastructure • surface and groundwater abstraction for potable supply and construction activities • watercourse diversions, including infilling of artificial channels and floodplain areas • construction of culverts and realignment of stream • bed disturbance associated with watercourse enhancement • land use changes and soil disturbance on contaminated land • an intersection upgrade between State Highway 39 and Onion Road. The project will require the proposed approvals under specified Acts: • resource consents under the Resource Management Act 1991 • wildlife authority under the Wildlife Act 1953