Future Proof Partners

Waikato District Council
Te Kaunihera aa Takiwaa o Waikato

1 July 2026

To: Stillhaven – Unity Developments, c/o Barker & Associates Limited

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

Dear Fraser McNutt,

Re: Statement of Facts in relation to the Stillhaven – Te Kowhai Fast Track Referral Application

Thank you for meeting with Waikato District Council (WDC), Waikato Regional Council (WRC) and Future Proof Partners, Hamilton City Council (HCC), and New Zealand Transport Agency (NZTA) to discuss your Fast-track Referral Application for Stillhaven – Te Kowhai. Attached are the notes from the meeting held on 16 June 2026.

This letter and attachment confirm that you have undertaken engagement and consultation with WDC, and WRC as the 'relevant local authorities' under section 11(1)(a) of the Fast-track Approvals Act 2024 (FTAA), and with HCC, and NZTA as key stakeholders regarding transport matters.

We note that this is a continuation of your preliminary engagement with us and if you are successful in your referral application, we ask that you work closely with all councils on all matters related to this development proposal. In preparing this letter, WDC has engaged with WRC, and NZTA to provide you with an integrated response.

WDC and HCC have jointly established an asset-owning waters services council-controlled organisation, IAWAI – Flowing Waters Limited (IAWAI) pursuant to the Local Government (Water Services) Act 2025. From its establishment on 1 July 2026, IAWAI will be involved in future discussions relating to three waters servicing for Stillhaven.

Statement of Facts

We record the following in relation to the referral application for the subject site:

1. The proposed Stillhaven Residential Masterplan (subject site) comprises approximately 86 hectares of land located on the edge of Te Kowhai village within the Waikato District, with frontage to Te Kowhai Road and Horotiu Road.

2. The site is well connected to the wider Waikato region, including proximity to Hamilton City, Ngaaruawaahia, Te Rapa, and the Horotiu industrial area, providing access to employment, services, and infrastructure.

Land use considerations

3. The subject site is currently zoned Rural Zone (Operative) and General Rural Zone (Operative in Part) under the Waikato District Plan and is presently used for rural farming activities.

4. The subject site is not identified in any long-term strategic planning documents, including the Future Proof Strategy, the Waikato Regional Policy Statement, the Waikato District Growth and Economic Development Strategy (Waikato 2070) The site however was investigated in 2014-2017 as part of the Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai, & Glen Massey Structure Plan 2017 but discounted because of the significant flood hazard.

5. The site is identified as having Highly Productive Land (LUC2), and the loss of this resource will require careful assessment against the National Policy Statement for Highly Productive Land 2022.

6. The Future Proof Retirement Living Report[1] (October 2025) identifies that demand for retirement living can largely be met within existing urban areas and established settlements that provide ready access to healthcare, retail, public transport, and community facilities. While Te Kowhai already accommodates a retirement village and demonstrates an existing role in providing for older residents, it is important that any additional development carefully considers these findings. In particular, the proposal should demonstrate how they will integrate with and strengthen the existing community, including supporting access to services, enhancing local connectivity, and enabling social participation.

7. WDC observes that the subject site is located outside the existing open spaces catchment for Te Kowhai. A neighbourhood park would need to be identified within the masterplan to cater for the development. Ideally, a neighbourhood park should be located centrally to the development and near the commercial/community hub. We recommend a neighbourhood park of approx. 7500m2 with two road frontages, and active recreation opportunities such as a neighbourhood playground and half-court.

8. A detailed commercial and retail assessment should take into consideration the existing Local centre zoning as well as commercial provisions allowed for in Precinct 28 (PREC28) Te Kowhai Airpark Zone, of the Waikato District Plan Operative in Part.

Transport considerations

9. The subject site connects directly to Te Kowhai Road and Horotiu Road which are both classed as Primary Collectors in One Network Road Classification (ONRC).

10. WDC would like any future substantive application to be supported by a comprehensive Integrated Transport Assessment (ITA). The ITA should assess transport effects within the development and on the surrounding local and state highway network, and identify the infrastructure, staging or mitigation needed to manage those effects.

11. The ITA should clearly set out anticipated trip generation for each proposed land use and assessment period, including interpeak, AM peak, PM peak, weekend peak and event-day conditions. This should inform access arrangements, the internal road layout, walking and cycling connections, public transport integration, and any required upgrades to Te Kowhai Road, Horotiu Road, the SH39 intersection and, where relevant, the SH39/SH23 intersection.

12. WDC would like the proposal to support genuine travel choice within and beyond the development. This includes safe, connected and convenient walking, cycling and public

[1] Future Proof Retirement Living Report

transport options, so future trips to and from the site are not predominantly reliant on private vehicles.

13. Given the proposal's proximity to Te Kowhai village, WDC would like to see safe, direct and connected walking and cycling links between the development site and the township, including any changes needed to Te Kowhai Road and Horotiu Road to support those connections.

Water and Wastewater considerations

14. There is a planned future water and wastewater scheme to parts of the Te Kowhai Village. Early and ongoing conversations with IAWAI for potential water and wastewater solutions is encouraged so that there is some certainty on servicing solutions prior to lodgement of a substantive.

15. Confirmation on water capacity and whether a water take consent is required for the development will need to be determined by IAWAI.

Stormwater considerations

16. The subject site is in an area where surface water ponds and which requires a catchment wide solution to resolve. The subject site has potential to significantly contribute to this solution. We encourage early technical discussions to assess options to deliver a catchment wide solution that also facilitates the subject site development and to involve the Waikato Regional Council who manage the rural drainage system in the locality.

17. This area is located within the Waikato Central land drainage scheme, which includes drains on and near the site. The level of service for open drains and culverts of this scheme is generally to drain water from a 10% AEP rainfall event within three days to prevent pasture die off; the drainage scheme is not designed to accommodate urban runoff. Development of this site will need to ensure that there is no impact on the level of service provided to the remainder of the drainage scheme, including upstream and downstream ponding and flooding effects.

18. For any stormwater assets that are proposed to be vested to WDC, an extended maintenance period and lifecycle costs may be requested to confirm that the assets being vested are financially sustainable for WDC.

Affected Neighbouring Landowners

19. The change in land use from Rural will have a significant impact, and reverse sensitivity needs to be considered on neighbouring properties. The council recommend that if this referral is Approved, that the Panel appointed by the Environmental Protection Authority adequately considers engagement with all adjoining properties and the wider area that will be affected by the development (such as noise, visual, traffic movements, lighting, and hours of operation).

Closing

20. This letter is a summarised statement of facts applying to the proposal. It does not constitute a letter of support and should not be used to predetermine outcomes of future interactions. It is intended instead to help fully inform any potential approval of the Stillhaven referral application, indicates the high degree of interaction taken thus far and WDC's commitment to further interaction.

21. The councils and NZTA wish to record their appreciation of the applicant's willingness to engage and consult in relation to its Fast-track Referral Application. We ask that this engagement continue, and that all FPPs be recognised as key stakeholders in this process.

Yours sincerely,



Hazel Coalter
Planning and Growth Manager

Attachment 1 – Notes from meeting held on 16 June 2026

Waikato District Council
Te Kaunihera aa Takiwaa o Waikato

MEETING NOTES

STILLHAVEN – TE KOWHAI

PRE-ENGAGEMENT

REFERRAL PRESENTATION

FAST-TRACK PROJECT

Date: Tuesday, 16 June 2026

Time: 10:30 am – 11:30 am

Place: Microsoft Teams / Te Piringa Boardroom

Present:

Applicant: Caleb Pearson, Sabrina Lum – Unity Developments
Fraser McNutt, Steph Wilson, Alicia Lawrie – Barker & Associates
Dean Morris – Maven, Micheal Hall - Flow

Waikato District Council: Donna Tracey; Hazel Coalter; Nick Birdsall; James Fuller; Ella Makin; Matt Horsfield; Matt Epps; Matthew Arthur; Stephan Howard; Peter Henderson; Mark Curtis; JP Velloen; Keith Martin; Mark Curtis; Matthew Horsfield; Virendra Prasad; Peter Henderson; David Bastion

Watercare: Basil Mathew; Marieka Van Der Lee; Richard Pullar, Richard Clarke, Marika,

Waikato Regional Council: Katrina Andrews

HCC: Denzil Govender

NZTA: Nicola Foran

	Discussion	Topic	Speakers
1	Applicant: Provided an overview of proposal. The site contains four titles with a total of approx. 86ha. Would like to get a referral before the National Body elections. Acknowledged the Stormwater challenges. Fraser noted this meeting represents the formal consultation for Referral to the Councils and agencies represented in this meeting. Applicant values ongoing consultation as this progresses/ should referral be successful.	**Overview and Timeframes**	Caleb/ Fraser
	Applicant: Consultation pack presented by the Applicant. Concept master plan includes, approximately 600 residential lots. Retirement village with supporting amenities. Commercial neighbourhood centre / open space for social infrastructure. Stormwater improvements. Master planned development, Fee simple resulting in LUC consents. The Resident village is separate LUC to residential. There will be typologies plan, Design Guide and sensible bulk and location for area. Retirement Village will remain a private and closed amenity. Existing constraints discussed, which include the gas transmission corridor, stormwater, flooding, and high groundwater levels. Stillhaven propose to be added as part of the water and wastewater trunk line and treatment to service Te Kowhai along Horotiu Rd. Sub-catchment planning approach proposed to inform staging and infrastructure delivery. Engagement planned with iwi, Heritage NZ, Ministry of Education prior to referral application.	**Development Proposal**	Fraser/ Caleb
2	Applicant: It would be helpful to see early on cross-section examples of what WDC would prefer for the roading network. WDC: Walking and Cycling connections – will they be provided to the village centre or the school? Current transport network is constrained at the school. With limited walking and cycling facilities at present. Would there be other connections walking/cycling between the retirement village and the rest of the village – Applicant unlikely public connections through the retirement village.	**Transport**	Micheal/ Matt E/ Peter

	Connections back to the city? Internal roads and stormwater design – WDC are interested to see what this looks like if the referral is successful. Applicant: Ministry of Education will be engaged, and these items can be discussed. Potential future connections to surrounding areas (Te Kowhai town) and Hamilton -will be considered by applicant as planning progresses and post referral approval, though noted long distance to Hamilton. Future transport connections and network upgrades will be assessed as part of subsequent design stages post referral.		
3	WDC: Size of the proposed open space may not be sufficient. Our walkability is a 500m radius. 1x6000-7000m2 neighbourhood park with basketball/ball kicking space might be more preferable to two smaller ones. Open space should have two road frontages.	**Open Spaces/Parks**	Matt H
5	WDC: Detailed design for the Wastewater work has not yet been commissioned. Nick encouraged early engagement for a regional solution. Early engagement on trunk infrastructure taking a wider view on network requirements outside of our land, and cost-sharing arrangement had been discussed, with proportional costs allocated. Noted the need for the Applicant to consider whole of life cost of infrastructure. Applicant: agreed this was a clear opportunity for both sides and keen to engage now on this. Applicant: What does capacity look like for water reticulation? Will there be a requirement for a water take application? – To discuss water, take consent with IAWAI.	**Water/ Wastewater**	Richard P/ Nick
6	WDC: Acknowledge that there is a real opportunity to help provide a catchment wide solution for the area, options are being considered.	**Stormwater**	Nick/ Matthew Arthur/

	Note: Include the Waikato Regional drainage teams into any future modelling. WDC notes that the stormwater ponds are large in scale. Has this been based off onsite only or wider mitigation/groundwater? Applicant: Open to looking at the wider catchment but must get the scope right for the referral application. Opportunities exist to provide wider catchment benefits through oversized stormwater infrastructure and assisting with regional solutions. Something that is possible and will be explored by applicants engineers. Conservative stormwater basins allowed for referral design.		Mark Curtis/ Basil Mathew
7	WDC Consider the commercial zoning and the scale and size of this in the development in relation to existing and already proposed commercial areas in the village.	**Planning and Urban Design**	Donna
8	Note: Consult with First Gas on the Pipeline – is it being planned to be de-pressurised.	**Infrastructure**	
9	WDC to collate and issue Statement of Facts in 2 weeks Fraser would like clarification on what is required for referral i.e., discharge consents, water take approvals, and other regulatory approval.		

Actions

WDC to share the Te Kowhai West Masterplan/Airpark Provisions for Commercial and link to the Te Kowhai Structure Plan (Part of the Ngaaruawaahia Structure Plan 2017)
Ngaaruawaahia Structure Plan - 2017

Special Purpose Zone - Te Kowhai Airpark Zone
Waikato District Council

PREC36 Te Kowhai West Structure Plan
Waikato District Council

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Ministry for the Environment

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Outlook

Fwd: Ministry for the Environment Section 11 Consultation - Notification of Fast Track Referral Application - Stillhaven

From Briar Belgrave s 9(2)(a)
Date Wed 29/07/2026 9:50 AM
To Steph Wilson s 9(2)(a)

Sent from my iPhone

Begin forwarded message:

From: Admin Agency FTAA <AdminAgencyFTAA@mfe.govt.nz>
Date: 30 June 2026 at 12:25:45 PM NZST
To: Briar Belgrave <s 9(2)(a) Admin Agency FTAA <AdminAgencyFTAA@mfe.govt.nz>
Subject: Re: Ministry for the Environment Section 11 Consultation - Notification of Fast Track Referral Application - Stillhaven

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Kia ora,

Following the Fast-track Approvals Amendment Act 2025 last December, MfE is no longer a relevant administering agency for the RMA. The requirements for pre-lodgement consultation with us under section 11 have been removed.

Prior to these changes, we would usually provide a letter to prospective applicants alerting them to national direction that may be relevant to their application. There's information you may find useful on the new national direction and changes to existing national direction which recently came into effect here: RMA National Direction updated | Ministry for the Environment

Please let us know if there's anything else we can assist with.

Ngā mihi nui,

Systems Operations
Ministry for the Environment | Manatū Mō Te Taiao



From: Briar Belgrave s 9(2)(a)
Sent: Monday, 29 June 2026 3:15 pm
To: Admin Agency FTAA <AdminAgencyFTAA@mfe.govt.nz>
Subject: Ministry for the Environment Section 11 Consultation - Notification of Fast Track Referral Application - Stillhaven

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

Good afternoon,

I am writing to formally notify the Ministry for the Environment of a Fast Track Referral Application we are preparing in accordance with the Section 11 consultation requirements. We are currently preparing and intending to lodge a referral application for **Stillhaven** in late July 2026.

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

Stillhaven is located on the edge of Te Kowhai village and encompasses land split across 4 properties – 493 Horotiu Road, 509B Horotiu Road, 570A Te Kowhai Raod and 648 Te Kowhai Road.

***Stillhaven Limited** is proposing **Stillhaven**, a mixed-use development on approximately 86.5 hectares of land east of Te Kowhai within the Waikato District. The project is intended to be progressed through the Fast-track Approvals Act and will require land use, subdivision and regional resource consents from Waikato District Council and Waikato Regional Council. Stillhaven will deliver over 600 new homes, a retirement village with approximately 200 units with supporting facilities, 6,500m² of commercial space across two centres, and an integrated network of open space, stormwater infrastructure and ecological enhancements. The development is designed around a connected transport network, diverse housing typologies, active transport links and enhanced waterways, creating a well-connected and sustainable community. Development will be staged to align with infrastructure delivery and market demand over time.*

For your reference, please see attached a copy of the consultation pack for the referral application.

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

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner
s 9(2)(a)

B&A
Urban & Environmental

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Minutes

Project: Stillhaven Fast Track Referral

Date: **7 July 2026**

Time: 9:00am

Location: Teams

Attendees:

Name	Role/Organisation
Briar Belgrave	B&A
Fraser McNutt	B&A
Susan Henderson	Ministry of Education
Patrick Broman	Ministry of Education
Kate O'Hara	Ministry of Education

Item	Detail	Action
1	Overview of Stillhaven Referral • **Stillhaven** is a proposed residential development in Te Kowhai (Waikato region). • The application is a referral. Client has requested to have lodged and got a decision on the application before the election. • A full consultant team is engaged: engineering, hydrology, ecology, economics, cultural, archaeology, planning, urban design. • Site is approximately 86 hectares, with additional land parcels under contract expected to be included. This additional land will increase the total size of the site to approximately 100ha. • Relatively flat, with stormwater flowing in two directions across the site • Site is zoned rural and adjoins the lifestyle block edge of Te Kowhai. It is flat farmland. • One client owns all the land and will be the sole applicant. • Provision of water and wastewater to be provided by Waikato District. Applicant will fund their share of the infrastructure.	B&A to send Stillhaven Consultation Pack and notes
2	Consultation • Future Proof Patners – WDC, HCC, NZTA, WRC. Also engaged with IAWAI. Have a statement of facts to be submitted with the referral application from the Future Proof Partners.	

	• Iwi engagement completed with Ngāti Rekoa, Haua, Māhanga, and Waikato-Tainui, including site visits. Written feedback still pending. • Archaeological report completed and submitted to Heritage New Zealand. • Ecological report completed and submitted to Department of Conservation. • Also contacted Ministry for the Environment. • Ministry for the Environment has been contacted • Engagement with EY also noted (described as the same group as prior engagement)	
3	Masterplan • Approximately 600–800 dwellings (staged); yield includes additional land parcels under contract. • Retirement village: Approximately 10 hectares, single-level, reticulated, separate consent. • Small commercial node: Neighbourhood centre with a potential service station and food & beverage • Section sizes: Predominantly 400–800 sqm; rural lifestyle blocks around the periphery. • Open space: Significant land allocated to stormwater attenuation and usable open space including playgrounds • Connectivity: Footpaths, cycling, and bus provision planned; pedestrian/cycle links to Te Kowhai Road confirmed; Horotiu Road connection raised as a possibility. Roads will be vested (likely collector scale). • Water & Wastewater: Reticulated services to be provided by joining an existing infrastructure agreement with neighbouring developments — shared cost. o Water allocation from a surface the river will likely be required. • Stormwater: A major component; the site borders a council board drain currently experiencing high flooding in 100-year events. The development aims to resolve downstream erosion and flooding effects through large stormwater attenuation and treatment areas *Question from MOE – would there be pedestrian network on Horotiu Road?* - would be good to have a pedestrian connection if possible. Noted that connectivity to Rotokauri with schooling will be important. MOE interested to see how buses and transport might work, including safe walking and cycling links to schools.	

4	Staging • Indicative staging for referral only. • It will be updated through the substantive application. • Sequencing in the 6 stages as shown.	
5	Schools • Te Kowhai school has limited capacity; further thought needed on what growth of this scale means for the school. • Te Kowhai is a popular school that is well regarded. Rural school. • Planned primary schools in Rotorua North: Two sites planned (one designated at Eden, one still to be secured); dependent on stormwater infrastructure progress. These schools would provide sufficient options. o Enrolment zones could be extended to include the Te Kowhai catchment once these schools come online. o Te Kowhai zoning could be pulled back to just cater for the village. • Secondary schools: A northwest Hamilton high school has been planned in the National Education Growth Plan (2019); not committed but not ruled out; Fraser School noted as having capacity history. o Fraser is a large site and had 2500 students in the past. There is plenty of room to grow.	
6	Economics • Development targets a different market segment from typical fast-track affordable housing — larger, peri-urban sections. • Updated economics (recently received) show approximately a 12% higher demand than the 2023 Housing and Business Assessment (HBA) baseline.	
7	Timeframes • Referral process currently taking approximately 4 months to come through from the minister • If successfully referred, the client is expected to move quickly to substantive stage. • Physical works unlikely before 2028 at earliest, subject to approval and economic conditions	

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Fast-track Pre-Lodgement Notification Response

Purpose - This document provides a response from DOC following notification in writing for an application under the Fast-track Approvals Act 2024.

Project Details

Project name:	Stillhaven Development
Engagement type:	Notification for referral
Response sought from DOC	Summary response (20 working days)
Applicant/agent:	Applicant: Stillhaven Limited Agent: Briar Belgrave (Barker & Associates)
Project overview:	The Project is for the development of a masterplanned residential community with 600+ dwellings, a retirement village, and two commercial centres.
Location:	493 Horotiu Road, 509B Horotiu Road, 570A Te Kowhai Road, 648 Te Kowhai Road Te Kowhai, Waikato
Date pre-lodgement request received:	**23 June 2026**
Documents provided by the applicant:	• Document entitled 'Stillhaven Residential Masterplan' prepared by Barker &Associates Urban and Environmental dated June 2026 • Document entitled 'Preliminary Assessment of Ecological Values and Features – Stillhaven Development' prepared by EcoResto and dated 25 June 2026
Summary of pre-lodgement engagement: The applicant sought a summary response from DOC within 20 working days. The applicant provided a high-level overview of the site and a preliminary ecological assessment. This is a brief response further to the information provided within the timeframe requested by the applicant.	
Fast track project lead DOC:	Shawn Gardner – Consultant Fast-track Consents Advisor (Enspire)
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	The applicant is seeking a range of wildlife and fisheries approvals, as indicated in the table below.

Species	Legislation	Approval
Long-tailed bat	Wildlife Act 1953 (s53A – 53C)	Wildlife Act Approval (WAA)

	Copper skink	Wildlife Act 1953 (s53A – 53C)	WAA
	Welcome swallow	Wildlife Act 1953	WAA if active nest disturbed
	Swamp harrier	Wildlife Act 1953 (Schedule 5)	WAA if active nest disturbed
	Grey heron	Wildlife Act 1953	WAA if active nest disturbed
	Inanga	Conservation Act 1987	Fish salvage and translocation authorisation; s26ZR electric fishing authorisation
	Longfin eel	Conservation Act 1987/ Fisheries Act 1996	Fish salvage and translocation authorisation; s26ZR electric fishing authorisation
	Brown mudfish	Conservation Act 1987	Fish salvage and translocation authorisation; s26ZR electric fishing authorisation
	Black mudfish	Conservation Act 1987	Fish salvage and translocation authorisation; s26ZR electric fishing authorisation
DOC Commentary on Fast Track approvals and permissions identified:	It is the applicant's responsibility to comply with the Fast-track Approvals Act 2024 (FTAA) and ensure that the necessary approvals are identified and all required information is provided as part of the referral application. Section 13(4) sets out the information to be included in a referral application. **Wildlife Act Approvals** WAA authorise acts that would otherwise be an offense under the Wildlife Act (1953), including to: • Catch and handle wildlife onsite (including wildlife sampling and wildlife salvage) • Take samples from wildlife • Take or destroy the eggs of wildlife • Attach identification tags to wildlife • Mark, tag, or attach other scientific apparatus to wildlife • Catch and temporarily hold wildlife in captivity (less than 3 months)		

	• Transfer captive wildlife from one holding facility to another holding facility • Kill wildlife • Hunt, disturb, kill or catch alive protected wildlife that are causing damage • Translocate wildlife If any of these activities are required for protected species, wildlife approvals for these activities in relation to that species will be required. The Site is a heavily modified site dominated by exotic pasture grasses. There does not appear to be much native vegetation present at the Site. Copper skink (At-Risk – Declining) may be present. If wildlife surveys indicate the presence of copper skink, WAA for copper skink will be required, along with a Lizard Management Plan. Restoring (planting) or finding a suitable release site nearby for lizards will be an important consideration and may be challenging within such a highly modified landscape. Farm drains could provide bittern (Nationally Critical) habitat with occasional foraging sites – the Site is close to extensive wetlands known to contain bittern. Ruru (morepork – Not Threatened) may be present in larger trees. Long-tailed bats (Nationally Critical) may be present – a survey should be undertaken at a suitable time of the year. If long-tailed bats are found to be present a WAA will be required and bat tree felling protocol should be followed for any removal of trees >15cm diameter breast height. DOC considers that adverse effects on conservation values, including indigenous biodiversity, that arise as a result of the project must be appropriately managed. This is of particular importance where the species affected are Nationally Critical, Threatened or At-Risk and where those effects may be cumulative. **Complex Freshwater Fisheries Approvals** There are records of At-Risk (longfin eel, banded kokopu, common smelt and black mudfish) within the vicinity of the site. Inanga (Threatened, Nationally Vulnerable) may also be present. There is mapped non-migratory fish habitat (black mudfish) and mapped wetlands adjacent to the site and the applicant has identified wetlands and water present on the site. The applicant has indicated that the Project may need to obtain Complex Freshwater Fisheries Approvals (CFFA). DOC agrees that CFFA may be required. The applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations. The information requirements for CFFA are specified in clause 3 of Schedule 9 of the Act. The project will need to address this information requirement if CFFA are included in the application. We recommend, if there is a possibility CFFA is required, that this is included in the referral application. The applicant should be aware that any instream structures will need to adhere with the New Zealand Fish Passage Guidelines | Earth Sciences New Zealand | NIWA.

Treaty partners:	In the time available, DOC has not carried out a process to identify Treaty partners with interests relevant to this site. DOC encourages the applicant to reach out directly to the relevant Māori groups as required by section 11(b)(ii) of the FTAA.
Treaty Settlement implications/considerations:	In the time available, DOC has not carried out a process to identify Treaty settlement obligations specifically relevant to this site but notes for the applicant that this will form part of the section 18 report.
Potential Resource Management Act (RMA) considerations and effects: *Note: DOC's role in relation to 53(2)(m)(i) FTAA*	The pre-lodgement notification was primarily in relation to the wildlife approval being sought. Some primary RMA considerations for DOC include that relevant biodiversity and environmental effects are considered as part of the full and comprehensive Assessment of Environmental Effects ('AEE') to be included in the substantive application, which should specifically address the management of any indigenous species and habitats onsite, including threatened plant species, and freshwater values including fishes, wetlands and streams. The AEE should also address the impacts on long-tailed bats, copper skinks and fish passage. In summary the AEE should include: • A clear description of all proposed activities and required approvals, including why each approval is required (what rule or standard is not met) and for each rule or standard that is met, a description of how this rule or standard is met • A summary of any mitigations proposed in expert reports • Proposed monitoring and adaptive management strategies, including ecological triggers and strategies for when triggers are tripped • An assessment against relevant plans and policies including the National Policy Statement for Indigenous Biodiversity, the National Policy Statement for Freshwater Management, and the National Environmental Standards for Freshwater Wetland and waterway loss will need to be carefully considered to ensure there is no net loss in extent and values from the proposed activities. DOC has a statutory requirement to advocate for the preservation of freshwater and customary fisheries. The application should give particular consideration to the potential impacts on indigenous and recreational fisheries and seek to minimise these impacts where possible. Offsetting and compensation may be required where impacts cannot be avoided. Conditions should be developed and presented to manage any effects on the above. While current information is not substantial enough to be certain, DOC considers that conditions which relate to the management of light effects on bats and other fauna may need to be considered, depending on the outcome of wildlife surveys. DOC would like to see draft conditions prior to the submission of the substantive application. Further advice can be provided during any pre-lodgement consultation on the substantive application.

DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The following DOC Statutory Planning documents are relevant to the project: • Conservation General Policy 2005 • Waikato Conservation Management Strategy 2014 At a high level, no inconsistency with these documents has been identified, but the Project will need to consider them if it proceeds to a substantive application. Consideration needs to be given to: • The relevant provisions in Te Ture Whaimana with respect to streams which are tributaries of the Waikato River; • Maintaining and restoring the ecological integrity of relevant ecosystems and habitat types; • Conserving any Threatened and At-Risk species to ensure their persistence; and • Protecting freshwater fish habitat, fish passage, and the maintenance of habitat connectivity and water quality of any waterway.
Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	Should the application be referred, the applicant is encouraged to engage with DOC prior to lodging a substantive application. Specific documents DOC would like to review include: • Assessment of Environmental Effects • Ecological report • Any wildlife management plans (including, but not limited to those required for any WAA) • Offsetting and compensation plan • Draft conditions The Ecological report should include: • Findings from surveys of existing ecology onsite, including surveys for any Nationally Critical, Threatened and At-Risk species, including indigenous flora and stocktake of any waterways, streams and wetlands onsite • Details of any proposed works within streams, wetlands or waterways (including enhancement activities) and how these activities are expected to impact any existing freshwater habitats onsite • Details of any proposed mitigations and how these will reduce any ecological impacts • For any unavoidable ecological impacts, a description of why they cannot be avoided and a reference to how they will be offset/compensated for It is noted that management plans should include (at a minimum) the following information: • Details of mitigation and minimisation strategies utilised to minimise impacts on wildlife and indigenous ecosystems • Any proposed exclusion periods (based on species present and any vulnerable periods for these species)

	• Salvage/relocation plans, including methodology and release locations (including at least one primary release location and one secondary release location) • Monitoring requirements and methodologies • Where no WAA is proposed, management plans should detail how impacts on indigenous species will be avoided such to comply with the requirements of the Wildlife Act (1953) Fish Management Plans should also include: • A Freshwater Monitoring Programme, including water quality, quantity, temperature, fish monitoring and habitat monitoring • A Baseflow Monitoring Programme, with the identification of limits/triggers and mitigations/remediation options should monitoring show reductions below triggers • Details on any proposed augmentation of stream flows If offsetting or compensation is proposed, an Offsetting and Compensation Plan should be provided. This should include, at a minimum: • A description of ecological values where effects cannot be avoided • A description of any methods employed to minimise impacts on relevant ecological values in the first instance • Identification of specific proposed offsetting, including locations and timeframes • For any temporary or permanent loss of freshwater values, Stream Ecological Valuation and Environmental Compensation Ratios • Any proposed long-term pest management and how it will be funded and actualised
Any further information/considerations:	
Additional Notes:	While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicant's responsibility to comply with the FTAA and ensure they have applied for all approvals they need. Guidance for applying for a wildlife approval under the FTAA can be viewed here: Guidance for applying for a wildlife approval DOC encourages the applicant to share draft substantive application documents, including proposed draft conditions, should the application be referred. This enables DOC to provide feedback on how the draft documents align with the information requirements of the Act. Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on any wildlife approval as part of any substantive application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of lodging a substantive application.

	For clarity of use and easy reading, DOC recommends that the application documents clearly address each of the requirements in the relevant schedule of the Act, with a separate section for each required approval. This enables the relevant authorities and the Panel to clearly understand the relevant issues for each approval. **Surveys** Prior to the preparation of the substantive application, the applicant should ensure that site surveys for species including lizards, birds, bats, indigenous flora and fishes are undertaken by a suitably qualified and experienced person. DOC would like to review all surveys, management plans and monitoring plans in relation to protected species prior to the submission of the substantive application. **Birds** Some indigenous (absolutely protected) birds may have territories inside the project area and will be reluctant to leave. It is recommended that a Bird Management Plan be implemented to avoid effects on indigenous bird species where possible, particularly in relation to vegetation clearance. **Bats** DOC notes that long-tailed bats may be present within or near the site. It is recommended that the applicant ensure site surveys are undertaken by a suitably qualified and experienced person to understand the presence (or not) of bats across the Site and how the Site may be used by bats and address the same in the substantive application. Lighting around the Site throughout the project life may be a relevant consideration. Information and protocols for working with bats can be found here: Resources for bat workers: Bats/pekapeka. This information is provided to assist in the development of an effective Bat Management Plan (if required). **Freshwater/Wetlands** The applicant should undertake surveys to confirm the presence (or not) of any wetlands on the Site and specifically address how wetlands will be managed in the substantive application documents. This includes confirmation of any works proposed within wetlands or waterways, including enhancement activities. It is recommended that the applicant provide a stocktake, undertaken by a suitably qualified and experienced person, of any current fish barriers onsite in the substantive application and advise of any proposed works to remove or alter them. For any proposed instream structures the applicant should ensure that they meet and are aware of the Freshwater Fisheries Regulations and any approvals that may be required under the same.

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Heritage New Zealand Pouhere Taonga

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From: Fast Track <fasttrack@heritage.org.nz>
Sent: Wednesday, 22 July 2026 9:02 am
To: Briar Belgrave s 9(2)(a) >
Subject: RE: Heritage New Zealand Section 11 Consultation - Notification of Fast Track Referral Application - Stillhaven

You don't often get email from fasttrack@heritage.org.nz. Learn why this is important

Kia ora Briar,

Thank you for your email notifying Heritage New Zealand Pouhere Taonga (HNZPT) of your intention to lodge a referral application for the Stillhaven project.

Based on the information in the archaeological assessment provided with your notification, HNZPT considers that there is no requirement for an authority prior to undertaking earthworks for this project. If the project is referred, HNZPT can provide advice on appropriate accidental discovery protocols for your resource consent during the Fast-track process.

We note that the project area is of interest to Ngāti Tamainupō, Ngāti Wairere, and Ngāti Mahanga. Accordingly, these iwi should be consulted throughout the planning and development process to ensure their interests, values, and perspectives are appropriately considered.

If you have any questions or wish to discuss, please respond to this email. The contact point for all engagement with HNZPT on Fast-track matters is fasttrack@heritage.org.nz.

Ngā mihi,

Fast-track Team | Heritage New Zealand Pouhere Taonga

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From: Briar Belgrave <s 9(2)(a) >
Sent: Monday, 29 June 2026 3:18 pm
To: Rachel Darmody <s 9(2)(a) >; Ben Pick <s 9(2)(a) >
Subject: Heritage New Zealand Section 11 Consultation - Notification of Fast Track Referral Application - Stillhaven
Importance: High

Good afternoon,

I am writing to formally notify Heritage New Zealand Pouhere Taonga of a Fast Track Referral Application we are preparing in accordance with the Section 11 consultation requirements. We are currently preparing and intending to lodge a referral application for **Stillhaven** in late July 2026.

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

Stillhaven is located on the edge of Te Kowhai village and encompasses land split across 4 properties – 493 Horotiu Road, 509B Horotiu Road, 570A Te Kowhai Raod and 648 Te Kowhai Road.

***Stillhaven Limited** is proposing **Stillhaven**, a mixed-use development on approximately 86.5 hectares of land east of Te Kowhai within the Waikato District. The project is intended to be progressed through the Fast-track Approvals Act and will require land use, subdivision and regional resource consents from Waikato District Council and Waikato Regional Council. Stillhaven will deliver over 600 new homes, a retirement village with approximately 200 units with supporting facilities, 6,500m² of commercial space across two centres, and an integrated network of open space, stormwater infrastructure and ecological enhancements. The development is designed around a connected transport network, diverse housing typologies, active transport links and enhanced waterways, creating a well-connected and sustainable community. Development will be staged to align with infrastructure delivery and market demand over time.*

As with all of our referrals we have had an ecologist prepare a supporting memorandum that will be submitted with the application.

For your reference, please see attached a copy of the consultation pack and the Archaeology Assessment that have been prepared.

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

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner
s 9(2)(a)

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Urban & Environmental

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