



HOUNSELL
HOLDINGS

26 May 2025

Ministry for the Environment

Attention: Listed Projects Team

Via email: listedprojects@mfe.govt.nz

To whom it may concern:

Te Kowhai East - Fast Track Referral Application Covering Letter

This letter accompanies, the Fast Track Referral Application package for Te Kowhai East.

The application is made by Te Kowhai East Limited Partnership, which is a joint partnership between Bluehaven Group and Hounsell Holdings. Both entities have a proven track record of delivering major projects at pace and scale for many decades.

The application has been prepared by the applicant, and with supporting reports from relevant technical experts.

The Te Kowhai East site is a total 186ha adjacent to the western side of Te Kowhai Interchange of the Waikato Expressway. The site is located in Waikato District Council and adjoins the northern boundary of Hamilton City Council.

This application proposes to deliver 137ha of net industrial land, plus two small commercial nodes. The site location is strategically and spatially suitable for industrial activity because it is a natural extension of the existing industrial area of Te Rapa, and is adjacent to planned residential areas of Rotokauri, Rotokauri North and Te Awa Lakes (Te Rapa North).

The industrial land alone and associated infrastructure for the Te Kowhai East project has regionally significant benefits in being able to address the significant insufficiency of industrial land supply in Hamilton North and provide huge scale of permanent employment. An economic impact assessment undertaken by Urban Economics anticipates that the industrial development will enable an ongoing 4,105 Full Time Equivalent jobs and contribute a total \$9.994 billion in Gross Domestic Product across a 30-year period.

In our view, Te Kowhai East is a project that is ideally suited for the Fast Track legislation because the primary barriers to future development are generally bureaucratic in nature. The Fast Track process is a more efficient path to development, than a plan change process under the existing Resource Management Act.

Te Kowhai East has engaged with the Future Proof (sub-regional strategy) Partners and in particular Hamilton City Council and Waikato District Council to confirm the infrastructure servicing solutions for the site. This work will continue in parallel with this referral application under a cost-sharing agreement.

Should the Te Kowhai East project be referred by the panel, the Te Kowhai East Limited Partnership expects to be ready to lodge a substantive application relatively quickly, as much of the work and development analysis is already completed and/or underway.

We would welcome the opportunity to meet and present our application in further detail along with continuing to working collaboratively with Ministry for the Environment and all key stakeholders associated with the project.

If you have any questions or would like further information, please feel free to get in contact.

Warm regards,

A handwritten signature in blue ink, appearing to read "Nathan York".

Nathan York – CEO
Bluehaven Group

A handwritten signature in blue ink, appearing to read "Niksha Farac".

Niksha Farac – CEO
Hounsell Holdings