

FTAA-2602-1174

Hori (George) Griggs
Ngaati Apakura

s 9(2)(a)

Tēnā koe George

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Jo Kukutai
Ngaati Maahanga

s 9(2)(a)

Tēnā koe Jo

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Mokoro Gillett
The Chair
Ngāti Hauā Iwi Trust

s 9(2)(a)

Tēnā koe Mokoro

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: Graham Bell - s 9(2)(a)
Maxine Ketu - s 9(2)(a)
Kuru Ketu - s 9(2)(a)
Lisa Gardiner - s 9(2)(a)
s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

The Representative
Karaitiana Tamatea
Ngāti Koroki Kahukura

s 9(2)(a)

Tēnā koe Karaitiana

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

The Representative
Ngāti Tamainupō

s 9(2)(a)

Tēnā koe

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Marama Royal
The Chair
Ngāti Wairere

s 9(2)(a)

Tēnā koe Marama

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: Carolyn Hopa - s 9(2)(a)
Karahau Te Amo - s 9(2)(a)
Wayne Harris - s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Kataraina Hodge
The Chair
Raukawa Settlement Trust

s 9(2)(a)

Tēnā koe Kataraina Hodge

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: Anaru Begbie - s 9(2)(a) [REDACTED]
s 9(2)(a) [REDACTED]

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

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

s 9(2)(a)

Tēnā koe Harry

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Jaedyn Falwasser
Te Whakakitenga o Waikato

s 9(2)(a)

Tēnā koe Jaedyn

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā



Stephanie Frame

Manager – Fast-track Operations

Appendix A: Project summary details

Cc: Parekawhia McLean – Chair - s 9(2)(a) [REDACTED]
Te Makarini Mapu - s 9(2)(a) [REDACTED]

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited / Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Jaedyn Falwasser
Waikato Raupatu River Trust

s 9(2)(a)

Tēnā koe Jaedyn

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Jaedyn Falwasser
Waikato River Authority

s 9(2)(a)

Tēnā koe Jaedyn

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **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 Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track 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.

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

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

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

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Cc: Justine Young – Senior Policy Advisor - s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Penny Nelson
Director General
Department of Conservation

s 9(2)(a)

Dear Penny

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 invite written comments on a referral application from relevant administering agencies). I invite the **Department of Conservation** to provide written comments on the referral application as the administering agency for the permits under the Wildlife Act 1953.

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

If you wish to provide written comments, these must be received within **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 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.

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

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

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Cc: Jenni Fitzgerald - s 9(2)(a) [redacted]
Graeme Silver - s 9(2)(a) [redacted]
Grace Masterton - s 9(2)(a) [redacted]
Marie Payne - s 9(2)(a) [redacted]
Amelia Wilkinson - s 9(2)(a) [redacted]
Gen Hewett - s 9(2)(a) [redacted]
Application enquiries email s 9(2)(a) [redacted]
Doc Fast-track email - s 9(2)(a) [redacted]

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Lance Vervoort
Chief Executive Officer
Hamilton City Council

s 9(2)(a)

Dear Lance

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as the applicants identify the project may result in cross-boundary impacts, and the project area will eventually be included in the Hamilton City Council boundary following a boundary adjustment. Accordingly, 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **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.

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 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.

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

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

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Peter Richardson
Director Policy
Heritage New Zealand Pouhere Taonga

s 9(2)(a)

Dear Richard

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 invite written comments on a referral application from relevant administering agencies). I invite **Heritage New Zealand Pouhere Taonga** to provide written comments on the referral application as the administering agency for authorisations under the Heritage New Zealand Pouhere Taonga Act 2014.

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

If you wish to provide written comments, these must be received within **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

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

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.

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

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

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Cc: Andrew Coleman -s 9(2)(a)
Victoria Trow -s 9(2)(a)
Angelica Pablo -s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Brett Gliddon
Chief Executive
NZ Transport Agency Waka Kotahi

s 9(2)(a)

Dear Brett

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as applicant identifies the project will result in impacts on the state highway network, including State Highway 3 and the Southern Links Road of National Significance. Accordingly, 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **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.

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 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.

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

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

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Cc: Waka Kotahi - s 9(2)(a)
Nicola Foran - s 9(2)(a)
Lauren Barnett - s 9(2)(a)
Kate Bonifacio - s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Chris McLay
Chief Executive Officer
Waikato Regional Council

s 9(2)(a)

Dear Chris

Invitation to provide written comments on an application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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.

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

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.

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

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

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

Yours sincerely



Stephanie Frame

Manager – Fast-track Operations

Cc: Tracey May - Director SPI - s 9(2)(a)
Brent Sinclair - Director RUD - s 9(2)(a)
Miffy Foley - s 9(2)(a)
Hugh Keane - s 9(2)(a)
Teresa Gibbison - s 9(2)(a)
Sheryl Roa - s 9(2)(a)
Brian Richmond - s 9(2)(a)
AnaMaria d'Aubert - s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity

FTAA-2602-1174

Steph O'Sullivan
Chief Executive Officer
Waipā District Council

s 9(2)(a)

Dear Steph

Invitation to provide written comments on an application for referral of the SL Houchens Development project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Chinamans Hill Limited and Ohaupo Land Limited Partnership (the applicants) for referral of the SL1 Houchens Development 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 Waipā 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), Waipā 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.

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

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.

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

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

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame

Manager – Fast-track Operations

Cc: Quentin Budd – Manager: District Plan and Growth - s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1174
Project name	SL1 Houchens Development
Applicant name	Chinamans Hill Limited and Ohaupo Land Limited Partnership
Project summary details	To construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by SH3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato region. The project comprises: • approximately 1,300 residential lots • approximately 400-unit retirement village, including aged care facilities • two neighbourhood centres • approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and • supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir. While the applicant only proposes to lodge one substantive application for the project, the delivery is proposed to occur in the following phases: • short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots; • medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and • long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots. The project will require the proposed approvals: • resource consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 • authorisations under the Heritage New Zealand Pouhere Taonga Act 2014. • an approval or a dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity