Appendix 3 – Referral Application Notice of Decision

File ref: FTAA-2507-1084 / BRF-6882

29 October 2025

Te Awamutu Developments Limited
C/- Kathryn Drew
Bloxam Burnett & Olliver Limited

Email: s 9(2)(a)

Dear Sir / Madam

Notice of Decisions on application for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Te Awamutu Developments Limited for referral of the Harlow Lifestyle Village project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as being to subdivide land and develop a senior living community (restricted to persons aged over 55) at 2025 Ohaupo Road, Te Awamutu, Waikato. The project will include works within the Ohaupo Road (State Highway 3) road reserve to construct a new intersection.

The project will include:

- approximately 407 residential units including single-storey houses, duplexes and apartments
- an aged care facility accommodating approximately 100 beds
- communal facilities including recreation areas
- a neighbourhood centre including commercial and retail activities
- riparian planting and wetland restoration
- three waters services infrastructure
- transport infrastructure (including external access site works).

The project will require the proposed approvals:

- resource consents under the Resource Management Act 1991

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

(a) is an infrastructure or development project that would have significant regional or national benefits; and

(b) referring the project to the fast-track approvals process –

  (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

  (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is a development project that would have significant regional benefits as it:

(a) will deliver significant economic benefits by:

  (i) providing approximately 212 full-time equivalent (FTE) jobs and contributing approximately $120 million to GDP over a 4-year design and construction period; and

  (ii) providing approximately 81 ongoing FTE jobs and approximately $8.3 million annually to GDP after construction is complete.

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

The following person who lodged the referral application is the person authorised to lodge a substantive application for the project under section 27(2): Te Awamutu Developments Limited.

In relation to a substantive application for the project:

1. The deadline for lodging the application under section 28(3)(d)(ii) is two years from the date of issue of this letter. The substantive application must be lodged by **29 October 2027**.

2. The following information must be submitted with the application lodged for the project under section 27(3)(b)(ii):
    a) an integrated transport assessment that—
        i. assesses the effects on the surrounding transport network, including State Highway 3, of both the project while it is carried out and the resulting development; and
        ii. identifies how the proposed development will support people to use public transport and carry out active modes of transport, such as cycling and walking; and
        iii. identifies any upgrades to transport infrastructure that are required in connection with the subdivision and development; and
        iv. identifies any funding required to carry out those upgrades (including who will provide that funding); and
        v. contains information on any discussions held, and any agreements made, between the authorised person and the New Zealand Transport Agency about the transport infrastructure (including discussions and agreements about the matters referred to in subparagraphs (iii) and (iv)).
    b) an assessment of the relevant infrastructure for wastewater and water services that—
        i. identifies the existing condition and capacity of that infrastructure; and
        ii. identifies any upgrades to that infrastructure that are required in connection with the subdivision and development; and
        iii. identifies any funding required to carry out those upgrades (including who will provide that funding); and
        iv. provides details of ongoing ownership and maintenance responsibilities; and
        v. contains information on any discussions held, and any agreements made, between the authorised person and Waipā District Council about the relevant infrastructure (including discussions and agreements about the matters referred to in subparagraphs (i) to (iv)).

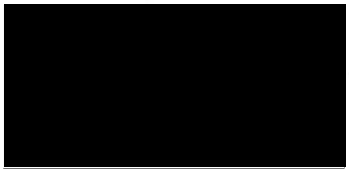
3. Under section 27(3)(b)(iii), the persons or groups from whom a panel must invite comments in addition to any specified in section 53:
    a) The Chief Executive of the New Zealand Transport Agency
    b) Ngā Iwi Tōpu o Waipā

c) Ngāti Hauā Iwi Trust
d) Te Nehenehenui Trust
e) Raukawa Settlement Trust
f) representatives of Ngāti Hikairo
g) Ngāti Apakura Runanga Trust
h) representatives of O-Tāwhao Marae

4. Pursuant to section 16(2)(c), the Minister has directed any panel that considers a substantive application for this project to comply with the applicable requirements identified in the section 18 report with regard to the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010, namely to:
    a) have particular regard to Te Ture Whaimana
    b) give notice to the Waikato River Authority of the application (which may be fulfilled by an invitation to comment under section 53 of the Act)
    c) consider the provisions for appointing hearing commissioners from the register maintained by the Waikato River Authority as they may be applied to the fast-track process
    d) have regard to the Waikato-Tainui Environmental Plan, including how to provide for continued partnership between the applicant and Waikato-Tainui (as a consistent theme running through the plan); and
    e) consider the detailed information-sharing provisions of the joint management agreement, as they may be applied to the fast-track process.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the Application Lead – Jess Hollis or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

cc: Written notice (s28(1)) for accepted projects:

the applicant – Te Awamutu Developments Limited

any person invited to comment (s17(1):

– relevant local authorities: Waikato Regional Council, Waipā District Council

- Minister for the Environment, Associate Minister of Housing, Minister for Seniors, Minister for Economic Growth, Minister for Regional Development
- relevant administering agencies – Ministry for the Environment
- Māori groups identified in the list provided to the Minister – Te Whakakitenga o Waikato, Waikato Raupatu River Trust, the Waikato River Authority, Ngā Iwi Tōpu o Waipā, Ngāti Hauā Iwi Trust, Te Nehenehenui Trust, Raukawa Settlement Trust, Ngāti Hikairo, Ngāti Apakura Runanga Trust, O-Tāwhao Marae
- any other person – New Zealand Transport Agency Waka Kotahi

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

the Panel Convener (including all the related information received by the Minister)

the EPA (including all the related information received by the Minister)

the relevant administering agencies – Ministry for the Environment