

13 November 2025

Ministry for the Environment

Attn: Listed Projects Team

Via email: s 9(2)(a)

To Whom It May Concern,

Waimauku West Fast Track Referral Application Covering Letter

This letter accompanies, and is in support of, the Fast Track Referral Application package for **Waimauku West**, on behalf of Halberd Holdings Limited. We believe our application supports the delivery of a development that will deliver significant regional benefits, including but are not limited to:

- Waimauku West will boost the supply of housing which will help narrow the gap between future supply and demand, which will help the market be more responsive to growth in demand, thereby reducing the rate at which house prices grow over time (relative to the status quo).
- The proposal caters to a variety of needs and preferences by providing for a range of dwelling typologies, including standalone homes of various sizes and configurations as well as terraces / duplexes.
- Enabling approximately 28,650 m² of industrial floorspace, which will help keep pace with demand over time, thereby helping to ease land supply constraints and supporting a more responsive industrial market.
- As future development enabled by the proposal occurs and new residents move to the area, they will help create critical mass to support greater local retail / service provision.
- One-off economic impacts through the construction of hundreds of new homes, light industry, commercial amenities, infrastructure, and solar farm.
- Employment through the approximate fifteen year construction period.
- Employment once operational for the various aspects of the proposal, such as light industry and neighbourhood centre.
- The proposal will also enable the land to be put to its highest and best use, which is a precondition for economic efficiency to hold in the underlying land market.
- The development will provide a strong signal of confidence in the local economy, which may help spur on, accelerate, or bring forward other developments.

Waimauku West

Waimauku West seeks resource consent to advance a new residential community that will form an extension the existing Waimauku settlement and provides approximately 1500 – 2020 dwellings.

The Waimauku West masterplan has five key components:

1. Approximately 1500 – 2020 dwellings. Ranging in density from Large Lot Residential (approximately 50-120 dwellings), Standard Residential (approximately 1100-1400 dwellings) to Medium Density Residential (approximately 350-500 dwellings);
2. A neighbourhood centre to provide for residents day to day needs;
3. A green network incorporating existing ecological areas and features, stormwater management and open spaces;
4. A light industrial area to the west surrounded by Countryside Living (5 dwellings); and
5. Associated infrastructure.

Conclusion

The Fast Track Referral Application package for *Waimauku West*, is accompanied by a suite of specialist memorandums which summarise the specific aspects of the proposal, provide a high level assessment of statutory and non-statutory documents, consider the potential effects of the proposal and potential mitigation, and the deliverability of this project.

Our project team is ready to prepare a comprehensive resource consent application that best utilises the fast-track process to ensure *Waimauku West* is delivered in a more timely and cost-efficient way.

We would welcome the opportunity to meet and present our application in further detail along with continuing to working collaboratively with Ministry for the Environment and affected parties by the project.

If you have any questions or would like further information, please feel free to touch base.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



Nick Roberts

Director

s 9(2)(a)