

26-BRF-02325 / FTAA-2606-1249

22 October 2026

Shannon Leigh Trust
c/o - Fraser McNutt
Barker & Associates

email: s 9(2)(a)

Dear Fraser McNutt

Notice of Decisions on application for referral of The Rest project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Shannon Leigh Trust for referral of The Rest 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 a staged mixed-use land subdivision and development, comprising:

- a. an agricultural education institute and/or facility with associated student accommodation
- b. a retirement village (approximately 125 villas and 30 integrated care facility suites, and supporting facilities)
- c. approximately 36 rural residential lots (ranging from around 2,500 to 3,500 m² each)
- d. a local commercial centre including amenities and services as well as a farming and equipment hire service
- e. storage units
- f. open space, roading and three waters infrastructure that supports the activities above
- g. ecological enhancement to the natural environment.

The project is located on approximately 55.27 hectares at 1073, 1171 and 1185 Tauwhare Road, Tauwhare, Waikato District.

The project will require the following approvals:

- a. resource consents under the Resource Management Act 1991 (RMA)
- b. Wildlife Act authority under the Wildlife Act 1953.

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 (s21(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.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act because:

- a. it is an infrastructure or development project that would have significant regional or national benefits as it:
 - (i) involves subdivision of an existing rural area into a residential and mixed use area, including servicing infrastructure and associated activities
 - (ii) will deliver significant economic benefits at the regional level (s22(2)(a)(iv)): particularly through construction over the development period (including full-time employment (FTE) for approximately 166 people and approximately \$122 million GDP), alongside ongoing employment across its commercial, care and agricultural education components (approximately 88 FTE and \$10.3 million GDP annually)
 - (iii) will support primary industries, including aquaculture (s22(2)(a)(v)): through the establishment of an agricultural education institute
- b. referring the project would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes (s22(1)(b)(i)) because it requires multiple approvals (resource consents and Wildlife Act 1953 approval) and would otherwise require a plan change as a prohibited activity under the RMA
- c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process (s22(1)(b)(ii)) because although it has prohibited activity status, the proposed activities are well understood and not novel in a New Zealand context.

The Minister is satisfied there is no reason they must decline the application under section 21(3) of the FTAA.

Specified matters for accepted referral application

1. Shannon Leigh Trust, who lodged the referral application, as the person authorised to lodge a substantive application for the project under section 27(2) of the Act
2. Pursuant to section 27(3)(b)(ii), the following information must be submitted by the application with a substantive application for the project:

- (a) an Integrated Transport Assessment, which includes:
 - a. consideration of public transport feasibility
 - b. assessment of the potential impacts on the intersections and interchanges with State Highways 1, 1B, 21, and 26 within the vicinity of the site and how these will be managed, and
 - c. detailed intersection traffic modelling at the State Highways 1, 1B, 21, and 26 intersections and interchanges nearest to the site, to determine whether these will have the capacity to accommodate the proposal, or further upgrades to these intersections and interchanges are required
 - (b) additional detail about the project's proposed stormwater network design, any required connections or upgrades to wider stormwater infrastructure managed by IAWAI, funding arrangements, and alignment with the Waikato Central drainage scheme
 - (c) additional information about the project's water supply, wastewater treatment and discharge systems, including details about who would be responsible for long term operation, maintenance and management of those the systems
 - (d) assessment of acid sulphate soils on the site, and effect of any disturbance caused by the project.
3. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), the panel must invite comments from the following groups, in addition to those specified in section 53:
- (a) Chief Executive of IAWAI – Flowing Waters Limited
 - (b) Chief Executive of New Zealand Transport Agency – Waka Kotahi
4. Under section 28(3)(d)(ii) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.

Other matters

Under section 28 of the Act, the Secretary for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Oliver Sangster or phone 0800 FASTRK (0800 225 537).

Yours sincerely

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

Stephanie Frame
Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister’s decision on accepted referral application**Section 28(1)(ii) – Anyone invited to comment on the application**

<i>Relevant local authorities</i>	Waikato District Council Waikato Regional Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister of Conservation Associate Minister of Housing Minister for Tertiary Education
<i>Relevant administering agencies</i>	Department of Conservation
<i>The Māori groups under s17(d)</i>	Te Whakakitenga o Waikato Ngāti Hauā Iwi Trust Ngāti Wairere Te Haa o te Whenua o Kirikiriroa
<i>Any other persons under s17(5)</i>	Minister for Regional Development Minister for Economic Growth Minister for Seniors Minister of Agriculture NZ Transport Agency Waka Kotahi

Section 28(2) – Other parties for an accepted referral application

<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4)
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4)
<i>Relevant administering agencies</i>	As identified above