

Appendix E – Summary of Consultation and Engagement



1. Engagement Overview

Te Kowhai East (TKE) is a referred project under the Fast-track Approvals Act 2024 (FTAA) and is now proceeding to a Substantive Application for the approvals required to authorise the Project.

Consultation and engagement commenced before referral and has continued as the development outcome and technical assessments have been developed for the Substantive Application.

This appendix provides a record of consultation and engagement undertaken with relevant local authorities, administering agencies, iwi authorities, hapū, Treaty settlement entities, infrastructure stakeholders and adjacent landowners. It also records engagement relevant to the written approval and affected-person considerations for the RMA approvals sought as part of the substantive application.

Section 4 of Volume A – Main Report summarises the key matters raised through that engagement and, where relevant, how those matters have informed the Project design, technical assessments, mitigation measures and proposed conditions.

Consultation and engagement remain ongoing and are expected to continue through the Fast-track approvals process.

2. Engagement Summary

2.1 Relevant local authorities and key stakeholders

Following referral, the relevant local authorities (Waikato District Council, Hamilton City Council and Waikato Regional Council) and the NZ Transport Agency established a Fast Track Action Team (FTAT) to provide a coordinated forum for engagement on the Project.

A structured programme of multi-agency technical workshops commenced in September 2025 and addressed stormwater, transport, ecology, land use and urban design, parks and open space, water and wastewater servicing, and traffic modelling. The workshops enabled the Project team to present the evolving design and technical assessments, receive feedback and identify further work required before lodgement. Engagement also occurred through technical meetings, correspondence, review of draft technical material and follow-up discussions on specific matters. A high-level summary of this engagement is provided in **Table 1**.

The engagement informed refinement of the Project design, infrastructure solutions, technical assessments and draft conditions, with matters raised progressively addressed through further technical work and discussion. Some of the key refinements are described in **Section 4.7 of Volume A**.

Following completion of the principal pre-lodgement engagement programme, WDC, HCC and WRC each provided written confirmation of their engagement with the Project. Copies of these letters are included in this Appendix.

WDC acknowledged the positive and collaborative engagement undertaken and, based on its current understanding of the Project, confirmed that it supports the application in principle subject to the substantive application appropriately addressing the effects of the development. WDC also advised that it does not presently anticipate any critical issues requiring resolution.

HCC similarly acknowledged the extensive engagement undertaken and confirmed its in-principle support for the application, subject to the identified effects being appropriately addressed in the substantive application. HCC noted that no critical issues had been identified through the pre-application engagement



that would preclude progression of the application, while reserving its position pending review of the full application and conditions.

WRC acknowledged approximately 11 months of constructive engagement and noted that substantial progress had been made through the pre-lodgement process. Its position statement identifies a number of matters for further consideration through the substantive process, including stormwater and downstream effects, ecological mitigation and monitoring, public transport, contaminated land and acid sulphate soils, consent conditions and relevant regional policy matters.

Table 1: Summary of engagement with the relevant local authorities and key stakeholders

Authority	Engagement Period	Type of Engagement
WDC	2025 - ongoing	• Participation alongside HCC, WRC, NZTA and IAWAI (from 1 July 2026) in a structured series of technical workshops from September 2025 onwards, including workshops on stormwater, transport, ecology, land use and urban design, parks and open space, water and wastewater servicing and infrastructure ownership. • Earlier participation in discussions regarding strategic water and wastewater servicing options for TKE and the wider Te Kowhai/Hamilton North area, including meetings on 2 September 2025, 16 September 2025 and 19 September 2025, considering shared infrastructure, network capacity and interim and ultimate servicing options. Later discussions relating to Private Development Agreement (PDA) terms. • Participation in the 30 September 2025 Transport Workshop and subsequent transport-modelling work, including consideration of SH39, Onion Road, wider network effects, walking and cycling connections and WRTM modelling assumptions. • Participation in the 30 September 2025 Stormwater Workshop, the 15 December 2025 Stormwater Workshop, and subsequent 2026 stormwater discussions addressing downstream catchment effects, stormwater treatment and attenuation, infrastructure ownership and vesting, and long-term operation and maintenance. • Participation in the 9 October 2025 Land Use, Urban Design, Parks, Open Space and Social Infrastructure Workshop, and later Development Framework discussions on 19 February 2026, including subdivision and land-use outcomes, the neighbourhood centre, non-industrial activities, landscaping and rural interfaces. • Review of technical information, modelling briefs and draft reports, with ongoing follow-up engagement as design responses, servicing approaches, and modelling assumptions were updated. • Participation in the Project Control Group established on 14 July 2026 to focus on outstanding information requirements, servicing matters, consent conditions, the Development Framework and other key matters prior to lodgement. • Feedback on draft conditions.
HCC		• Detailed technical engagement with the Project team was underway prior to the formal FTAT workshop programme, including the 17 June 2025 Water Take discussion and 29 July 2025 technical discussion regarding water allocation, water and wastewater servicing, network upgrades, modelling requirements and interim servicing options. Later discussions relating to PDA terms. • HCC coordinated the structured Fast-track workshop programme, commencing with the Introduction Workshop on 18 September 2025,

		which established the collaborative project-management approach, consenting strategy, Planning and Infrastructure Brief and programme of topic-specific workshops. • Participation in detailed workshops with the Project team, including the 30 September 2025 Stormwater and Transport Workshops, 9 October 2025 Land Use/Urban Design Workshop, 15 October 2025 Ecology Workshop, 15 December 2025 Stormwater and Wastewater Workshops, and later modelling and Development Framework meetings. • Engagement has addressed masterplanning and land-use outcomes, transport modelling and network integration, stormwater/flood management, ecological outcomes, water and wastewater servicing and network upgrades, infrastructure ownership, staging and consent conditions. • Sharing and review of draft technical reports, modelling and design information, together with development and refinement of the Planning and Infrastructure Brief. • Iterative engagement also included the 19 February 2026 Development Framework Workshop, 20 March 2026 WRTM Modelling Brief meeting, and 22 May 2026 Water Modelling Scope meeting. • From 14 July 2026, regular Project Control Group meetings were established to maintain momentum toward lodgement and focus on remaining technical, servicing, commercial, Development Framework and consent-condition matters.
IAWAI		• Participation in infrastructure workshops and technical discussions concerning the long-term water and wastewater servicing strategy for TKE, including interim and ultimate servicing arrangements, infrastructure capacity, staging, ownership and funding. • TKE was considered as part of wider Hamilton North servicing strategy work during September 2025, including meetings on 2 September, 16 September and 19 September 2025, examining how water and wastewater infrastructure could be coordinated across TKE, Te Kowhai Village, Horotiu and other northern growth areas. • Detailed wastewater engagement culminated in the 15 December 2025 Wastewater Workshop, where the Northern Interceptor was identified as the preferred strategic wastewater solution, with interim servicing options to be investigated in parallel. • Engagement on water servicing has considered the strategic reticulated supply, interim/decentralised options, network modelling, water-demand management, and the relationship with TKE's separate Waikato River water-take consent. • The 22 May 2026 Water Modelling Scope meeting further refined servicing scenarios, network capacity, development breakpoints and the timing of reservoir and trunk infrastructure requirements. • Further engagement has continued as servicing options, staging, funding and commercial/PDA arrangements have been progressively refined. • Feedback on draft conditions.
WRC		• Early discussions with the Project team regarding potential water-supply options, followed by more detailed engagement from 2025 onwards on the proposed Waikato River allocation and wider regional-consent matters. • Formal engagement included the 17 June 2025 Water Take Discussion, addressing the proposed Waikato River take, use of existing HCC

		infrastructure, water-efficiency measures, monitoring, consent conditions, future transfer of the consent and mana whenua engagement. • Participation in the September 2025 onwards multi-agency workshop programme, including the 30 September 2025 Stormwater Workshop, 15 October 2025 Ecology Workshop, and 15 December 2025 Stormwater Workshop. • Detailed engagement has addressed stormwater modelling, downstream flooding and erosion, Mangaheka Stream, water quality and treatment, ecological effects and mitigation/offsetting, mudfish and freshwater habitat, surface-water allocation, rainwater harvesting, consent conditions and monitoring. • Stormwater engagement continued through 2026, including the 1 May 2026 wider catchment stormwater meeting and subsequent review of updated stormwater design and modelling in July 2026. • Sharing and review of draft technical reports, modelling and management approaches, with WRC feedback incorporated into subsequent assessment and design work.
NZTA		• Participation in the 22 September 2025 pre-workshop transport discussion with HCC, WDC and WRC, where NZTA identified key matters for the Project including access to SH39, cumulative effects of multiple access points, effects on SH1C intersections including the Horotiu/Koura Drive interchange, compatibility of stormwater infrastructure with the state highway network, and the need for transport modelling to address cumulative growth effects and worst-case land-use scenarios. • Participation in the 30 September 2025 TKE Transport Workshop with the Project team, HCC and WDC. The workshop addressed the transport engagement process, WRTM modelling requirements, modelling assumptions and forecast years, access to SH39, effects on SH1C intersections, the Northern River Crossing, Onion Road, walking and cycling connections, and the timing and triggers for future network upgrades. • Ongoing input into development of the WRTM modelling brief, including the scenarios, land-use assumptions and network sensitivities to be tested, including attendance at the 20 March 2026 WRTM Modelling Brief meeting. • Meeting on 19 May 2026 to update NZTA on changes to the Masterplan. • Direct consultation with NZTA on 10 June 2026 regarding the form and location of the proposed SH39 site-access roundabout. NZTA was satisfied with the principle of the roundabout design and confirmed that urbanisation of SH39 as part of TKE was not considered necessary on the basis of the Project alone. • Further discussions with NZTA on 10 June and 23 June 2026 informed the proposed shared-path connection along SH39 between the TKE access and the SH39/Burbush Road roundabout. • Engagement has also addressed the Koura Drive Interchange, including future network assumptions, the SH1 northbound off-ramp constraint and possible mitigation. NZTA confirmed during consultation that the principal future constraint at the interchange is an existing/future network issue rather than one caused solely by TKE, and raised operational concerns with some potential mitigation options.

2.2 Relevant administering agencies

The relevant administering agency for the Project is the Department of Conservation (DOC), in relation to the Wildlife Act 1953 and Freshwater Fisheries Regulations 1983 approvals sought as part of the substantive application. Engagement with DOC has focused on the ecological matters relevant to those approvals and has included technical meetings and provision of draft technical material for review and feedback.

The consultation and engagement process with DOC has included the following:

- 6 May 2026 – Meeting with DOC representatives to provide an overview of the Project and ecological matters relevant to approvals administered by DOC, including freshwater fauna, fish passage, lizards, habitat effects, mitigation and management requirements.
- 23 July 2026 – A detailed early engagement memorandum was provided to DOC setting out the Project, relevant ecological values, approvals sought under the Wildlife Act 1953 and Freshwater Fisheries Regulations 1983, and the relevance of Part 4A of the Conservation Act 1987.
- 27 July 2026 – Supporting information was provided to DOC for detailed pre-lodgement review, including Project plans, the draft Ecological Impact Assessment, Bat Management Plan, Lizard Management Plan, Fish Management Plan, Black Mudfish Habitat Restoration Plan and Mangaheka Stream Enhancement Plan.
- 17 August 2026 – Draft regional resource consent conditions were provided to DOC for review and feedback.
- 18 August 2026 – Draft Wildlife Act approval conditions were provided to DOC for review and feedback.
- 19 August 2026 – Draft conditions for the Complex Freshwater Fisheries approval were provided to DOC for review and feedback.
- August 2026 – DOC provided detailed pre-lodgement feedback on the Project and the material provided for review. The feedback addressed the Wildlife Act approval, freshwater fisheries approvals, lizard salvage and relocation, fish passage and fish management, black mudfish habitat creation and translocation, the Mangaheka Stream enhancement works, ecological monitoring and management, and matters arising under Part 4A of the Conservation Act 1987.

DOC's feedback also identified a number of matters for further consideration or clarification within the substantive application and supporting technical material. The Project team has considered DOC's feedback in finalising the relevant technical assessments, management plans, the Substantive Application and proposed conditions.

2.3 Relevant iwi authorities, hapū and Treaty Settlement entities

The Cultural Impact Assessment (CIA) identifies Ngāti Reko, Ngāti Māhanga, Ngāti Wairere and Ngāti Tamainupō as having cultural significance and mana whenua interests in the Te Kowhai East area. Ngāti Hauā and Ngāti Korokī Kahukura are also identified as having recognised whakapapa connections and customary interests.

The section 18 report also identifies Te Whakakitenga o Waikato and Ngāti Hauā Iwi Trust as the relevant iwi authorities, together with the Waikato Raupatu River Trust and Waikato River Authority as relevant Treaty settlement entities.

Formal tāngata whenua consultation and engagement has been undertaken through the Tangata Whenua Working Group (TWWG), comprising mandated representatives from Ngāti Māhanga, Ngāti Hauā, Ngāti Tamainupō, Ngāti Wairere, Ngāti Reko (Waikeri Marae), Te Uri o Māhanga and Waikato-Tainui.

Engagement has occurred over a number of years and has included project briefings and hui, a site visit, provision of technical information, discussion of cultural and environmental matters and preparation of the CIA. The engagement has informed consideration of freshwater and stormwater management, the



Mangaheka Stream, ecological restoration, earthworks, landscape and cultural expression, and partnership opportunities.

The consultation and engagement process has included the following hui and information sharing to date:

- 27 September 2021 – Online project presentation to Te Uri o Māhanga.
- 14 March 2022 – Whanaungatanga, project introduction and overview hui.
- 4 April 2025 – Preliminary discussion on site characteristics, cultural values and environmental considerations.
- 12 May 2025 – Fast-track referral update and project status overview hui, including land use, infrastructure and three waters management, ecology, cultural engagement, urban design programme, CIA and partnership opportunities.
- 15 May 2025 – Project information provided to the TWWG, including the Masterplan and staging plan for industrial land use, spatial planning maps, three waters assessment and groundwater assessment.
- 17 June 2025 – Project overview hui, including water take and initial infrastructure considerations.
- 27 June 2025 – Waikato-Tainui project update hui, including the Masterplan, three waters infrastructure and water supply options.
- 7 July 2025 – Project update hui, including water take requirements, environmental considerations, regulatory update, stakeholders, iwi / mana whenua engagement, updated Terms of Reference and wider area ownership details.
- 28 August 2025 – Full water take consent application provided to the TWWG.
- 8 September 2025 – Project update hui, including refinement of ecological assessment findings and potential effects on waterways and habitats, the water take consent, Fast-track consenting process, infrastructure connections, heritage and CIA discussion.
- 10 November 2025 – Site visit and project update hui, including discussion on ecological enhancement opportunities and mitigation measures, the water take consent, stormwater design basis and CIA preparation.
- 15 May 2026 – Fast-track application and project update hui, including overall programme status, next steps and the continued partnership approach with the TWWG, including CIA preparation.
- 18 May 2026 – Project information provided to the TWWG, including stormwater management, water supply and wastewater options, transport, ecology, archaeology, highly productive land, water take consent conditions and programme.
- 26 June 2026 – Draft CIA overview and discussion.
- 10 August 2026 – Confirmation and approval of the CIA.

The final CIA was confirmed and approved in August 2026.

In addition to its participation through the TWWG, separate engagement has occurred with Waikato-Tainui, including the project update hui on 27 June 2025 addressing the Masterplan, three waters infrastructure and water supply options. Waikato-Tainui staff have also been engaged in relation to Te Ture Whaimana and water-take matters

2.4 Consultation with Adjacent Landowners

Table 2 summarises engagement undertaken with adjacent landowners during preparation of the substantive application. Engagement has ranged from general neighbour information letters to more detailed discussions with landowners directly adjoining the Project or located near proposed works and access points.

More detailed engagement has addressed matters including boundary treatment and landscaping, stream works and access for investigations, acoustic controls, electricity servicing and the proposed intersections on



Te Kowhai Road/SH39 and Onion Road. Where relevant, written approvals and separate agreements have been obtained and are included in this Appendix.

Table 3 summarises written approvals, letters of support and other agreements obtained through that engagement, using the property identifiers shown on the map in **Volume A – Appendix E**.

Table 2: Summary of engagement activity with adjacent landowners

Owner	Property	Engagement Activity
Statutory Trustees (WILLY) Limited, [REDACTED]	302A Te Kowhai Road, Te Kowhai	March-August 2026 Ongoing email correspondence regarding the letter of support, boundary treatment and stream works agreement. The landowner provided access for preliminary investigations. Meetings were held on 1 July and 4 August 2026. The landowner has provided a signed letter of support and entered into a stream works agreement.
[REDACTED] MBS Gore, Trustees Limited	196 Onion Road, 218 Onion Road, 188A Onion Road, 188 Onion Road, Horotiu	March-August 2026 Ongoing correspondence regarding the letter of support, boundary treatment and stream works agreement, including provision of relevant plans. The landowner provided access for preliminary investigations. Meetings were held on 1 July and 8 July 2026. Negotiations regarding the stream works agreement are ongoing.
[REDACTED]	239 Onion Road, Horotiu	July-August 2026 Email correspondence with the landowner regarding a support letter and potential water reservoir site on the owner's land. Met in person on 1 July. Owner has signed support letter.
[REDACTED]	231 Onion Road, Horotiu	August 2026 Property not directly affected by the Project. A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
McBreens Trustees Limited [REDACTED]	239 Onion Road, Horotiu	August 2026 Property not directly affected by the Project. A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	246 Onion Road, Horotiu	July-August 2026 Email correspondence with the landowner regarding the support letter and landscaping plans. Met in person on 1 July. Owner has signed support letter.
[REDACTED] NWM Trust Management Limited	256 Onion Road, Horotiu	July-August 2026 Email correspondence with landowner on support letter and landscaping plans. Met in person on 1 July. Owner has signed support letter.
[REDACTED]	3 Mathers Road, Horotiu	Property not directly affected by the Project. A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	11 Mathers Road, Horotiu	Property not directly affected by the Project. A general neighbour engagement letter was posted to the owner's address on 6 August 2026.

Proudlock Enterprise Limited	16 Redoaks Close, Horotiu	Property not directly affected by the Project. A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
Empire Corporation Limited	440 Onion Road, Horotiu	January-August 2026 Numerous calls with the landowner advising the landowner of progress. Owner has signed support letter.
Delegat Limited	410 Onion Road, Horotiu	Property not directly affected by the Project. A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	216 Te Kowhai Road, Te Kowhai	Property not directly affected by the Project. A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	230 Te Kowhai Road, Te Kowhai	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	244 Te Kowhai Road, Te Kowhai	July-August 2026 Email and text correspondence regarding the letter of support, acoustic controls and electricity servicing. A meeting was held on 1 July 2026, followed by further correspondence. The landowner has provided a signed letter of support.
Zee Holdings Limited	245 Te Kowhai Road, Te Kowhai	July-August 2026 Email correspondence with landowner sending engagement letter and plan. Emailed letter on 7 July. No response received to date.
[REDACTED]	248 Te Kowhai Road, Te Kowhai	July-August 2026 Email and text correspondence with landowner on support letter and acoustic controls. Met with the landowner's daughter in person on 1 July 2026. Owner has signed support letter.
[REDACTED]	252 Te Kowhai Road, Te Kowhai	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	254 Te Kowhai Road, Te Kowhai	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
Clekar Farms Limited	268 Te Kowhai Road, Te Kowhai	July-August 2026 Email and text correspondence with landowner on support letter and acoustic controls. Met in person on 1 July. Owner has signed support letter.
[REDACTED]	282 Te Kowhai Road, Te Kowhai	July-August 2026 Email and text correspondence with landowner on support letter and acoustic controls. Met in person on 1 July. Owner has signed support letter.
Rotokauri North Holdings Limited (in liquidation)	289 Te Kowhai Road, 317 Te Kowhai Road, Te Kowhai	July-August 2026 Email correspondence with liquidator on engagement letter. Letter emailed to liquidator on 3 July. Liquidator acknowledged receipt on 6 July.
[REDACTED]	301 Te Kowhai Road, Te Kowhai	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	321 Te Kowhai Road, Te Kowhai	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] SR Hamilton Corporate Trustee Limited	302 Te Kowhai Road, 304 Te Kowhai Road, Te Kowhai	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] [REDACTED] [REDACTED]	318A Te Kowhai Road, Te Kowhai	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] [REDACTED] [REDACTED]	318B Te Kowhai Road, Te Kowhai	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] [REDACTED] [REDACTED]	320B Te Kowhai Road, Te Kowhai	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] and FJD Van Asbeck Estate Trustee Limited	360A Te Kowhai Road, Te Kowhai	May-August 2026 Ongoing telephone and email correspondence regarding the letter of support and stream works agreement. The landowner provided access for preliminary investigations. A meeting was held on 1 July 2026. Negotiations regarding the stream works agreement are ongoing.
[REDACTED] [REDACTED]	174 Onion Road, 180 Onion Road, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] [REDACTED]	182 Onion Road, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] [REDACTED]	11 Ridge Park Drive, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] [REDACTED]	21 Ridge Park Drive, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] [REDACTED] [REDACTED]	27 Ridge Park Drive, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] [REDACTED]	29 Ridge Park Drive, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] [REDACTED]	39 Ridge Park Drive, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
Care (Clapson) Trustees Limited, Clapson Corporate Trustees Limited	49 Ridge Park Drive, 58 Ridge Park Drive, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED] [REDACTED] [REDACTED]	62A Savanna Court, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.

[REDACTED]	62C Savanna Court, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	62B Savanna Court, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	28C Culmer Place, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	28B Culmer Place, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	28A Culmer Place, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	14 Ridge Park Drive, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED], Lawrence Trustee 2022 Limited	8A Country Lane, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	8B Country Lane, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED]	8C Country Lane, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.
[REDACTED], Paparoa Trustees Limited	269 Onion Road, Horotiu	A general neighbour engagement letter was posted to the owner's address on 6 August 2026.

Table 3: Summary of written approvals and agreements obtained from adjacent landowners

Property ID	Owner	Property	Approval/agreement obtained
5, 6, 7, 8, 9, A16, A19, A20, A21, A22	Empire Corporation Ltd	440 Onion Road	Written approval for the Project.
A1	[REDACTED]	302A Te Kowhai Road	Written approval to the Project; agreement that no additional boundary treatment, screening or landscaping is required along the shared boundary; and stream works agreement covering Mangaheka Stream enhancement and associated works on the property.
A3, A8 & A9	[REDACTED]	239 Onion Road & associated titles	Written approval for the Project.
A7	[REDACTED]	246 Onion Road	Written approval to the Project and acceptance of the proposed boundary landscaping treatment.
A10	[REDACTED]	256 Onion Road	Written approval to the Project and acceptance of the proposed boundary landscaping treatment.

File No: 25 05 04
Document No: 38307889
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26 August 2026

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Tēnā koe Emily

Waikato Regional Council Position Statement – Te Kowhai East Fast Track Application

Thank you for your letter dated 10 August 2026 notifying the Waikato Regional Council of the intention to lodge a substantive application for the Te Kowhai East project.

Waikato Regional Council (WRC) acknowledges that the applicant team has engaged constructively with Council over approximately the past 11 months in relation to a range of matters associated with the proposal.

This has included workshops, provision of draft technical reports for review, and targeted discussions on particular matters. This has covered topics such as stormwater and drainage, ecology, public transport, contaminated land, and acid sulfate soils. Specific comments are provided below:

Stormwater

WRC have reviewed the stormwater report, participated in workshop discussion and provided feedback relating to stormwater. We note discussions are ongoing.

The applicant has generally addressed WRC concerns, however, they will need to demonstrate no adverse effects to downstream receiving environment in terms of erosion and scour in the receiving watercourse. WRC understands that they are envisaging that they will not be able to soak up to the 2-year ARI event to ground, hence they will need to enter into some kind of financial arrangement with Waikato District Council (WDC) to contribute funds to WDC to contribute to erosion resilience works in the Mangaheka Stream.

They will need to demonstrate no adverse effects to the WRC administered drainage area. They will need to engage with the WRC Drainage Manager on this topic.

WRC understands that the applicant is proposing to commit to 10mm retention with additional soakage implemented as practicable, depending on further design work and hydrological and geotechnical assessment. WRC recommends the use of soakage devices to this end, subject to site constraints.

Retention of initial abstraction volume can be met via reuse, bioretention or soakage. Bioretention devices are considered to meet the requirement to retain the initial abstraction volume for the contributing catchment area draining to the device. This is because bioretention devices delay the peak flows and retention is achieved through evapotranspiration and uptake in the filter media.

Ecology

We note that WRC has reviewed the key draft ecological plans and proposed consent conditions. We understand that many of the detailed technical matters are still subject to refinement and further discussion through the substantive application process.

In relation to terrestrial ecology and wetlands we make the following recommendations:

- Local authorities have the opportunity to review the Lizard Management Plan and Bat Management Plan.
- A planting/restoration plan and pest/weed maintenance plan is required which details effects management measures for appropriate planting (+ ongoing maintenance) to support lizards, planting of cavity bearing trees to support bats, ongoing predator mammal control (consideration of the site being cat free due to impacts on local indigenous species – particularly relevant for the copper skink population).
- Consideration of the 10% indigenous vegetation cover (NPSIB- section 3.22- HCC Nature in the city Strategy).
- Consent requirements should have ecological plans/measures listed.

WRC generally supports the applicant's commitment to on-site black mudfish habitat creation, fish salvage and translocation, stream enhancement, and long-term monitoring and adaptive management and makes the following recommendation:

- As significant uncertainty remains regarding the long-term success of the proposed black mudfish mitigation and habitat creation approach, particularly where habitat is proposed to be integrated with stormwater infrastructure and some confusion around how much mudfish offset is proposed, further evidence is required to demonstrate that the proposed habitat will provide equivalent or improved ecological outcomes compared with habitat being lost.
- The applicant should clearly demonstrate that replacement habitat is established, functioning, and suitable for black mudfish prior to any translocations occurring, with measurable habitat acceptance criteria and ecological performance measures.
- Further information is required regarding the hydrological basis for the proposed habitat creation areas, including how suitable groundwater conditions and hydroperiods will be maintained over the long term.
- Attention should also be given to the NZTA drain population, which supports a significant proportion of the known local black mudfish population. The application should clearly demonstrate that development activities will not adversely affect the population here or hydrological conditions supporting this population.
- Ecological mitigation should consider all native fish species present within the affected waterways, not solely black mudfish, and demonstrate how effects on those species will be appropriately managed.
- The proposed stream enhancement works should include measurable ecological outcomes and monitoring to demonstrate that ecological offset and enhancement objectives are being achieved.

Public transport

We acknowledge the discussions already had in relation to public transport provision and recommend that the applicant continues to work with WRC and the territorial authorities to develop a public transport service staging plan that is aligned with the Regional Public Transport Plan (RPTP). The plan should establish when PT services should be introduced, identify the infrastructure requirements that must be in place before services commence and outline how public transport access will be coordinated with the delivery of the Rotokauri Arterial Road, Rotokauri North development and other strategic connections. The plan should also establish clear triggers for the introduction of PT services based on factors such as

development uptake, employment levels, demand and the completion of supporting infrastructure. Ongoing engagement with WRC should also be provided for through appropriate consent conditions or review mechanisms to enable public transport planning that is responsive to future growth, funding and network conditions.

Contaminated land

WRC has participated in the review of the Preliminary and Detailed Site Investigation (PSI/DSI) and subsequent draft Contaminated Site Management Plan (CSMP).

WRC acknowledges the applicant's willingness to engage with Council and provide contaminated land information throughout the pre-lodgement process. The information provided to date has substantially improved understanding of contaminated land matters across the site. WRC considers that contaminated land risks are generally understood and that the remaining matters relate primarily to management and implementation during development.

WRC recommends that contaminated soil management, asbestos management, unexpected contamination discovery procedures, and validation requirements continue to be addressed through the final Contaminated Site Management Plan and associated construction documentation.

Construction/Acid Sulphate Soils

WRC notes that the site is located within an area identified as having a high probability of acid sulfate soils. WRC recommends that the substantive application clearly identify any investigations undertaken in relation to acid sulfate soils and describe how any associated risks will be managed during earthworks and construction activities.

WRC also recommends that the final management documentation addresses groundwater and dewatering considerations where relevant.

Overall, WRC considers that substantial progress has been made through the pre-lodgement process, with the remaining contaminated land matters primarily relating to management and implementation during development.

Separate water take

WRC note that an application for a surface water take to service the proposed Te Kowhai East development was granted on 4 June 2026.

Regional consent conditions

WRC has reviewed the draft regional consent conditions proposed by the applicant and consider them to be a good starting point on which to build as the assessment of the substantive application proceeds through the panel process.

At this early stage, we can provide some comment on the draft conditions of consent conditions in particular that they rely heavily on future certification of management plans, including for black mudfish. There is a risk that some important ecological outcomes and performance expectations are deferred to later plan development rather than being secured through enforceable consent conditions. We recommend that the draft conditions require:

- Habitat is created well in advance of any relocation and has independent ecological certification of habitat establishment before translocation.

- Habitat acceptance criteria, including evidence of adequate vegetation establishment and food resource availability.
- Council confirmation/certification prior to fish relocation.
- Monitoring of:
 - Habitat condition
 - Groundwater including validation of groundwater assumptions
 - Vegetation establishment
 - Predator fish absence/presence
 - Mudfish abundance
 - Mudfish reproduction
- Demonstration of the persistence of translocated mudfish, successful reproduction and absence of predators. This should be over defined timeframes to enable assessment against defined success measures.
- Defined adaptive management triggers where success criteria are not achieved such as intervention thresholds and associated corrective actions if monitoring identifies failure to achieve ecological outcomes (e.g. hydrological targets not met, failure to detect mudfish or recruitment, pest fish detected, planting failures).
- A review condition that allows consent conditions to be revisited if monitoring demonstrates mitigation failure or unexpected adverse effects.
- A performance bond/financial security mechanism linked to mudfish habitat creation and translocation success.

In relation to the Mangaheka Stream Enhancement Plan, WRC recommends specifically including monitoring of fish and macroinvertebrates, habitat complexity, and riparian performance targets, along with quantifiable ecological performance measures demonstrating ecological gain.

Other matters

The proposal is inconsistent with the Future Proof settlement pattern, which is embedded in the Waikato regional Policy Statement. The subject site is not identified as an urban enablement area on this map and therefore the proposal represents an unanticipated development. The relevant provisions from the WRPS should be assessed, in particular, Policy UFD-P11, Method UFD-M49, Appendices APP11 – General development principles, and APP13 – Responsive planning criteria (out of sequence and unanticipated developments).

Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River is incorporated into the WRPS. The application should address how the proposal will give effect to Te Ture Whaimana.

The site also meets the transitional definition of ‘highly productive land’ under the NPS-HPL. Therefore, an assessment will be required against the relevant clauses of the NPS-HPL.

We appreciate the ongoing commitment to constructive engagement and look forward to continuing to work with you throughout the process.

Kind regards,



AnaMaria d'Aubert
Manager – Regional Consents

28 August 2026

GD Jones
Te Kowhai East LP

Email to: [REDACTED]

Dear GD,

TE KOWHAI EAST INDUSTRIAL PROJECT – TE KOWHAI EAST LP – ACKNOWLEDGEMENT OF ENGAGEMENT

The Hamilton City Council (HCC) is advised that Te Kowhai LP (TKE) is to lodge a substantive application with the Environmental Protection Authority (EPA) for its TKE proposal under the Fast-track Approvals Act 2024 (FTTA) in the next week or so.

HCC acknowledges the engagement undertaken by the applicant's team in relation to the proposed Fast-track application for TKE. That engagement has proceeded on the basis that you recognize HCC as a 'Relevant Local Authority' as defined under the FTAA.

While the project area may be located outside Hamilton City boundaries, the proposal has the potential to generate effects on Hamilton's future urban development, infrastructure networks, transport system, community facilities, open space provision and broader growth outcomes. As a result, HCC has a significant interest in the proposal and has been actively engaged with TKE throughout its development in order to ensure these potential effects are appropriately addressed.

On the basis that these effects are appropriately addressed in the substantive application, HCC supports TKE's application in principle to the EPA.

To further highlight the nature of the engagement with TKE, set out below is a more detailed account of the matters that have been addressed to date.

Since the presentation of TKE's masterplan in mid-2025, HCC's subject matter experts, both internal and external, have been actively engaged with TKE. Engagement has covered the full range of technical assessments anticipated for an application of this scale, including transport, geotechnical considerations, infrastructure (water supply, wastewater and stormwater networks), groundwater, landscape and visual amenity, and broader subdivision and land use considerations.

We note the following key matters in relation to our engagement to date and expectation as the application progresses through the statutory process:

- Ongoing exchange of technical feedback on the proposed land use and subdivision consent conditions between TKE and HCC, including the refinement of performance standards for industrial land.
- Transport modelling has been completed, and Council staff have provided preliminary input into a transport-focused conditions framework, which will be finalised alongside detailed internal roading design.
- Geotechnical investigations have been completed, and no significant concerns have been identified.
- Reserves and recreational spaces have been discussed with councils, and the proposed level of service has been agreed between councils and the applicant.

- Landscape and urban design specialists will have the opportunity to assess the proposed performance standards alongside the wider urban design strategy in the next phase of the process.

Even though engagement through the pre-application phase has not identified any critical issues that would preclude progression of the application, HCC reserves its position until we can review the full set of conditions and the remaining documents supporting the substantive application.

We expect the proposed conditions and Masterplan to reflect the appropriate infrastructure triggers, including timing and standard required to enable development. We also expect concept plans of the infrastructure to be referenced in the conditions, with the detail being supported by a requirement to provide detailed information for engineering approval and managerial approval (where relevant).

HCC anticipates that matters around staging and financial implications of infrastructure (including the calculation and timing of payments addressing demand on infrastructure), and any responsibilities for the construction of infrastructure and its maintenance, will be addressed through the commercial agreement, being a Private Development Agreement (PDA) which HCC, WDC and IAWAI requires be entered into as a condition precedent to development occurring.

As has occurred to date, HCC anticipates continued constructive engagement with TKE to reach agreement on the matters noted above, with the objective of providing the EPA Panel with a comprehensive and robust information base to support its decision-making.

The HCC looks forward to working through the application in detail and assisting the EPA Panel.

This letter may be provided to the EPA as part of the application documentation.

Regards



Dr Juliana Reu Junqueira
Unit Director - Urban and Spatial Planning

Council Building
Garden Place, Hamilton
Phone [REDACTED]
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Website www.hamilton.govt.nz

Copy to:

[REDACTED]
[REDACTED]
[REDACTED]

28 August 2026

Te Kowhai East LP
c/o GD Jones
Kilroy Group

DELIVERED Via EMAIL: [REDACTED]

Cc: Juliana Reu Junqueira, Jackie Colliar, and Miffy Foley.

Dear GD

FAST-TRACK PROPOSAL: Pre Substantive Engagement Te Kowhai East LP

Thank you for your letter dated 10 August 2026 providing notice of intended lodgement. Waikato District Council (WDC) acknowledges the constructive engagement undertaken by the Te Kowhai East project team with Council staff, Hamilton City Council (HCC), Waikato Regional Council, NZTA and, from 1 July 2026, IAWAI during the referral and pre-lodgement stages of the proposed development.

Over approximately 18 months, discussions have addressed growth planning, land use, transport, geotechnical matters, infrastructure, open space, connectivity, staging, funding and financing, and the proposal's broader strategic context. The applicant has responded to feedback as the proposal has evolved. Subject to the substantive application appropriately addressing the effects of the proposed development, WDC supports Te Kowhai East's application in principle.

The consultation process has improved Council staff's understanding of the proposal, its relationship with the wider growth area, and associated infrastructure planning. Discussions have also progressed the proposed Private Developer Agreement (PDA).

We note the following key matters in relation to our engagement to date and expectation as the application progresses through the statutory process:

- Ongoing exchange of technical feedback on the proposed land use and subdivision consent conditions between TKE, WDC, and HCC, including refinement of performance standards for industrial land.

- Transport modelling has been completed, and Council staff have provided preliminary input into a transport-focused conditions framework, which will be finalised alongside detailed internal roading design.
- Geotechnical investigations have been completed, and no significant concerns have been identified.
- Reserves and recreational spaces have been discussed with councils, and the proposed level of service has been agreed between councils and the applicant.
- Landscape and urban design specialists will have the opportunity to assess the proposed performance standards alongside the wider urban design strategy in the next phase of the process.
- Negotiation of the PDA is progressing well. Council will seek the inclusion of a condition precedent requiring the consent holder to enter into a Development Agreement with Waikato District Council, Hamilton City Council, and IAWAI prior to the commencement of development.

WDC appreciates the constructive engagement undertaken to date and looks forward to continuing to work with the applicant as the proposal progresses. WDC will confirm its position following review of the full application and supporting technical assessments, including through completeness and scope checks and any written comments provided to the Expert Panel during the substantive process.

Notwithstanding this, WDC acknowledges the positive and collaborative engagement undertaken to date and based on its current understanding of the proposal, does not anticipate any critical issues requiring resolution.

Kind regards



Hazel Coalter

PLANNING AND GROWTH MANAGER
WAIKATO DISTRICT COUNCIL

Fast-Track Pre-Lodgement Consultation Summary

Purpose - This document provides a summary of information from DOC following a pre-lodgement consultation request.

Project Details

Project name:	Te Kowhai East (TKE) Industrial Development Project
Engagement type:	Pre-lodgement engagement for substantive application
Applicant/agent:	Applicant: Te Kowhai East Limited Partnership (Victoria Majoor (Kilroy Group)) Agent: Emily Patterson (BBO)
Proposal overview:	The Project Area comprises the development of an approximately 187.5ha site to establish an integrated industrial precinct containing predominantly industrial activities, (approximately 120 industrial lots) together with a 2ha neighbourhood centre activities, reserves for recreation, stormwater management and ecological mitigation, and associated roading and infrastructure services. Associated works include: • Reconstruction and enhancement of the Mangaheka Stream; • Bulk earthworks to establish development platforms and install infrastructure; • Construction of transport, three waters and other servicing infrastructure; • Landscape planting; • Ecological restoration and mitigation works; and • Associated enabling works necessary to support the development.
Location:	Located West of Hamilton, at 246 and 270 Te Kowhai Road, Te Kowhai and 284 Onion Road, 30 Mathers Road, Horotiu. Located in the Mangaheka Stream Catchment. Adjacent to the established Te Rapa industrial area.

	
Date pre-lodgement request received:	The following draft documents were received on 27 July 2026 and have been reviewed and informed this Summary of Consultation: • DOC Engagement memo • Attachment A – Supporting Project Plans • Attachment B – Draft Ecological Impact Assessment • Attachment C – Draft Bat Management Plan • Attachment D – Draft Lizard Management Plan • Attachment E – Draft Fish Management Plan • Attachment F – Draft Mudfish Habitat Restoration Plan • Attachment G – Mangaheka Stream Enhancement Plan The following documents were subsequently received from the applicant: • Draft conditions for Regional Resource Consent - received on 17 August 2026 • Draft conditions for Wildlife Approval - received on 18 August 2026 • Draft conditions for Complex Freshwater Fisheries – received on 19 August 2026 Note: DOC has not had sufficient opportunity to review the draft conditions received on 17, 18 and 19 August. The applicant has indicated that they intend to lodge their application on the 31 August 2026, and have therefore requested that DOC provides the feedback in this document as soon as possible, with comments on the draft conditions to follow at a later stage.
Summary of pre-lodgement Consultation	
Fast track project lead DOC:	Terry Calmeyer – Consultant Fast-track Consents Advisor (National Office)
DOC specialist input required:	Fast Track Project Lead RMA Planner Permissions Advisor Statutory Manager (Regional Office)

	Freshwater Expert Lizard expert
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	Wildlife Act Authorisation under the Wildlife Act 1953, to enable the capture and relocation of native lizards as required prior to vegetation clearance. The staged reconstruction of the Mangaheka Stream requires the installation of temporary dams and diversion structures to isolate work areas and maintain stream flows while channel reconstruction and enhancement works are undertaken. As these activities involve the temporary damming and diversion of a natural watercourse, Regulation 43 of the Freshwater Fisheries Regulations is engaged. Accordingly, dispensation under Regulation 43 is sought through the FTAA process (confirmed by e-mail dated the 19th of August 2026).
DOC Commentary on Fast Track approvals and permissions identified: Note DOC's role in relation to specific	Conservation Act Permissions/Approvals The applicant notes that Section 13 SO 416124, Section 2 SO 473918 and Section 1 SO 473918 are subject to Part 4A of the Conservation Act 1987. This provision provides for the creation and management of marginal strips where Crown land is disposed of, when specific conditions are met. Pursuant to Section 24 of the Act, a marginal strip is required where Crown land adjoins a river or stream with an average width of 3 metres or more. Where this threshold is exceeded, a 20m wide marginal strip is reserved from the land.  The applicant has identified that Section 2 SO 473918 and Section 1 SO 473918 do not adjoin or contain any rivers or streams and therefore the marginal strip requirements are not triggered. However, Section 13 SO 416124

	is directly adjacent to the existing Mangaheka Stream and therefore consideration of Part 4A has been given. The applicant has indicated that the project provides for a marginal strip alongside the Mangaheka Stream and is integrated with the wider stream corridor and restoration works. The stream corridor, including the marginal strip area and associated ecological and recreational features, will be vested in Council following completion of construction and the defects liability period. DOC notes that the marginal strip provision applies on the date that DOC disposed of the land, which was in 2012, and not the current or future date as has been stated in the Memo. DOC notes the acknowledgement of the appropriate use of the strip. DOC also noted that any marginal strip would be shown on any new title deeds created by any subdivision. Wildlife Act Permissions The application has signalled the intention to apply for a Wildlife Act Approval to enable the capture and relocation of native lizards as required prior to vegetation clearance. The applicant should ensure that all of the information requirements for an application for a wildlife approval listed in FTAA Schedule 7 Clause 2 are included in the substantive application. The draft documents provided do not include an assessment of the activity and its impacts against the purpose of the Wildlife Act 1953. An estimate of the number of lizards to be affected was determined by undertaking a two-person hour manual habitat searching of potential lizard habitat (report does not state who this was undertaken by and when this was) including turning over organic and inorganic debris and searching rank vegetation. It should be noted that this initial survey was extremely brief given the size of the project footprint and as species like copper skink and ornate skink are largely fossorial and can be very difficult to detect. Potential lizard habitat was identified and mapped (Fig 12 EcIA). No suitable habitat for native geckos was identified (DOC agrees with this). The applicant anticipates that Copper skinks are expected to be present in low numbers, which DOC agrees with. The estimate of species and numbers is therefore based on limited information and contains uncertainty. The applicant should, therefore, indicate what they will do if different species or a larger number of lizards are found on the site. For example, although unlikely, if ornate skinks are located will they also be moved to Waiwhakareke Reserve? The memo says that lizards will be relocated to the Waiwhakareke Reserve. The substantive application should include written agreement from the body managing the Waikhakareke Reserve, that the Reserve has capacity for the lizards, will accept them and any contribution to the management of the facility that is required. Whilst this release site is deemed largely appropriate based on habitat and it is encouraging that the area is predator fenced, mice will require careful ongoing management inside the reserve as they are known to be a major predator of indigenous skinks and their numbers may increase (boom) when other mammals are reduced or removed. More discussion of how mice
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	are / will be controlled within the reserve is required. The Lizard Management Plan states that habitat enhancement via one refuge (eco-stack) will be created for each salvaged native skink. This approach is supported, however the application states that only 5 eco-stacks will be created in advance of the salvage. This could be negotiated with the Reserve Management and may need to be more (e.g. a minimum of 30 eco-stacks prior to the salvage in case the number of skinks salvaged is more than expected). Ideally these would be created at least one month prior to the survey to enable them to settle in and attract some invertebrates. An alternative to providing for the uncertainty created by limited data, would be to undertake additional lizard surveys prior to the Panel's consideration of the application. This would provide more certainty to base a more targeted response, as is currently proposed, on. The lizard salvage methods are somewhat appropriate; however, too much emphasis is given towards using Onduline ACOs, which are often ineffective for detecting or salvaging copper skinks. Often (from previous salvages in New Zealand) numbers of copper skinks detected in Onduline retreats are zero or extremely low but then machine assisted salvage (peeling back of the vegetation and top layers of soil or leaf litter) reveals much larger numbers of copper skinks than were expected to be present. The plan states that machine assisted salvage will only occur in places where skinks are detected on the initial survey, but if the initial survey is overly reliant on Onduline in parts of the footprint (where there are no logs or other debris to lift to look for sheltering skinks) then there is a very real chance that populations of copper skinks could be missed and thus not salvaged. Machine assisted salvage over the entirety of the lizard habitat could be considered, or if this is deemed unfeasible, then at least a proportion of each habitat type (e.g. 25% of rank grass, hedgerows, and shelterbelts) to initially understand where copper skinks may be hiding. Then if copper skinks are found in a particular habitat type or area that can be focused on more intensely. There is little discussion of the limitations of salvage in the Lizard Management Plan and how typically, despite best efforts, more than half of the lizards actually present at a site are left behind. Bats Long tailed bats (<i>Chalinolobus tuberculatus</i>) are known to occur within 25 km of the site and there are trees on site that could provide roosting habitat for bats. The applicant has determined that a WA relating to bats is not required because any harm will be completely avoided by implementing the Bat Management Plan (BMP). The purpose of bat management is to avoid injury to, or mortality of, long-tailed bats during construction and minimise disturbance of long-tailed bats during operation. This will be achieved through the following objectives: • Identification of potential bat roost trees. • Restrict clearance of potential bat roost trees to the period of greatest bat activity (October to April inclusive).
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	• Avoid injury or death of bats during clearance of 'high risk' potential bat roost trees through implementation of the Department of Conservation's Bat Roost Protocols (DOC 2024) prior to the felling (October to April inclusive). • Mitigate adverse effects of artificial light on bats through the incorporation of bat sensitive lighting design. Concessions No applications for concessions are included in the application. Land Exchange No land exchange is included in the application. Complex Freshwater Fisheries The staged reconstruction of the Mangaheka Stream requires the installation of temporary dams and diversion structures to isolate work areas and maintain stream flows while channel reconstruction and enhancement works are undertaken. The applicant has identified that as these activities involve the temporary damming and diversion of a natural watercourse, Regulation 43 of the Freshwater Fisheries Regulations (1983) is engaged. Accordingly, they intend to seek a dispensation under Regulation 43 from the requirement to provide a fish facility, as a complex freshwater fisheries activity approval under the FTAA. The dispensation relates to the permanent reconstruction/realignment of the Mangaheka Stream and the temporary damming and diversion structures required to facilitate its staged construction. The applicant states that the Project has been designed so that fish passage and stream connectivity are maintained throughout construction through the temporary dam and diversion arrangements, and through the reconstructed Mangaheka Stream once the works are complete. The applicant concludes that on that basis, a separate fish facility is not considered necessary. The applicant does not propose to seek an approval under Regulation 42 for the proposed culverts, as the culverts will be designed and constructed to maintain fish passage in accordance with the NES-F and the applicable fish passage requirements. The applicant has acknowledged an enforcement issue with conditions related to fish passage being limited to the council resource consents (being that DOC is responsible for enforcing the Freshwater Fisheries Regulations, and reliance on the regional consent conditions alone would not provide DOC with a direct enforcement mechanism under the Regulation 43 dispensation). The applicant therefore propose that the dispensation include a short standalone set of conditions that cross reference the relevant regional resource consent conditions, rather than duplicating those requirements. DOCs review of the draft conditions will be addressed in subsequent feedback. In addition, disturbance of Mangaheka Stream and other waterbodies within the project area will persist for more than three months, may occur during the
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spawning season of native fish, including black mudfish, and may require the installation of culverts that permanently block fish passage.

The following issues have been identified:

- While a “Stream Diversion Extents Plan” has been provided that shows the locations of the temporary diversion channels that will be constructed to allow channel reconstruction to occur in the dry, the information required by FTAA **Schedule 9 part 3** has not been provided for the structure(s) for which dispensation from CFFAs are being applied. The co-ordinates of each structure also needs to be provided. Additionally, the Applicant should give consideration to whether any temporary culverts will be required for haul roads during the construction phase, and assess whether they require CFFAs.
- Page 4 of the DOC Engagement Memo states “*Regulation 65 relates to noxious fish and is therefore not relevant.*” However, fish salvage is very likely to capture koi/European carp, a species that is listed as noxious in Schedule 3 of the Freshwater Fisheries Regulations (1983). Accordingly, project ecologists will likely be in possession of this species, notwithstanding that captured fish will be euthanised.
- Freshwater Fisheries Regulations (1983) Regulation 66 prohibits leaving unburied fish on the banks or margin of any waters. This is noted because there is potential for large numbers of pest fish (e.g. koi carp, *Gambusia*, and brown bullhead catfish) to be euthanised during the project. The Applicant should have a clear protocol in place for the disposal of euthanised fish.
- In relation to the loss and recreation of black mudfish habitat, the application states there are a “*wide range of opportunities to create high quality habitat within the Site using set aside areas, stormwater conveyance channels and stormwater treatment ponds*”. It is assumed that preventing other fish species from entering these new channels and ponds would be advantageous, as black mudfish generally do not thrive where other fish species are present. However, there is no discussion of how this might be achieved or what approvals may be required for structures that restrict fish passage. **The Applicant should consider providing all of the information required under Schedule 9, Part 3 of the FTAA for all proposed structures that may require approval to restrict fish passage.**
- The applicant is proposing to translocate black mudfish from existing habitats within the project area to new wetlands on site that will be specifically constructed to provide high-quality and isolated mudfish habitats. This activity may require approval under part 26ZM (3)(a) of the Conservation Act 1987. Note that only 26ZM 2(a) or 3(b) are covered by complex fisheries approvals under the FTAA. The applicant would need to apply through the Business As Usual process under 26ZM 3(a).

The memo acknowledges: longfin eel; giant kōkopu; fish salvage; diversions; dewatering; and fish passage. Please ensure that the information requirements in Clause 3 of Schedule 9 of the FTAA are met for any CFFAs. Please also

	provide a complete fish species inventory; presence/absence of Threatened or At Risk fish species; stream length affected; actual diversion channel design; fish passage design specifications; monitoring framework; and contingency actions if passage fails.
Treaty partners:	DOC is aware of the following Treaty partners with interests that may be relevant to this site: • Waikato-Tainui • Ngāti Hauā • Maniapoto The Proposal is within the Waikato and Waipa co-governance area. We encourage the applicant to engage directly with relevant Māori groups as required by section 29 of the Act.
Treaty Settlement implications/considerations:	DOC is aware of the following Treaty settlement obligations that may be relevant to this site: <u>Ngāti Tuwharetoa Raukawa and Te Arawa River Iwi Waikato River Act 2010</u> - requires particular regard to the vision and strategy for the Waikato River when considering Projects related to the Waikato River or activities in the catchment that affect the Waikato River relating to the Conservation Act, the Reserves Act and the Resource Management Act, amongst others. The Applicant to consult with Ngāti Tuwharetoa Raukawa and Te Arawa River Iwi regarding sites of significance. <u>Nga Wai o Maniapoto (Waipa River) Act 2012</u> - The Proposal is within the Waikato and Waipa co-governance area and the implications for nearby freshwater fisheries. The Applicant should consult with Maniapoto regarding sites of significance. <u>Ngāti Hauā Claims Settlement Act 2014</u> - For any Statutory Authorisations the Department should engage with Ngāti Hauā in the prescribed manner regarding how to respond to the application. The Applicant should consult with Ngāti Hauā regarding sites of significance. <u>Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010</u> - Waikato-Tainui will identify the species important to Waikato-Tainui in light of cultural, spiritual, historical and/or traditional associations, that should be considered in the application.
Potential Resource Management Act (RMA) considerations and effects: <i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i>	The following aspects have not been adequately addressed in the draft application documents provided to DOC for review: • Potential effects on lizards arising from vegetation clearance. As noted above, DOC considers there is some uncertainty on estimate and numbers of species within the project site. DOC recommends that, unless additional surveys are undertaken (preferred), a precautionary approach is applied and the Applicant should provide an effects management response (including in the LMP) in the scenario that different species or a larger number of lizards are found on the site. • Potential effects on black mudfish habitat and the extent to which habitat creation measures will successfully offset habitat losses. • Potential effects arising from stream reconstruction, including impacts on ecological integrity, aquatic habitat function and freshwater connectivity.

	• Whether proposed restoration, habitat enhancement and ecological effects management measures provide measurable and enduring ecological outcomes. • Long-term ownership, management, monitoring and maintenance arrangements for ecological restoration areas, stream corridors and associated enhancement works. • Potential cumulative effects of urbanisation and industrial development within the Mangaheka Stream catchment on indigenous biodiversity and freshwater ecosystems. • The extent to which the proposal delivers the purposes of marginal strips under Part4A of the Conservation Act and maintains long-term conservation values within the restored stream corridor. • DOC recommends a dual certification process for DOC approvals (LMP) and Council resource consent conditions. Noting that each approval has distinct requirements under separate legislation, certification should be undertaken by the respective administering authority. • Effects management measures should be set out in resource consent conditions including any proposed offsetting or compensation proposed for the project. • DOC should be provided the opportunity to review and comment on the results of fish relocations. • Prior to certification of any ecological management plan, DOC should be provided the opportunity to review and comment. • All management plans within the consent conditions should have a clear objective on how the effects are going to managed, with clear performance standards/targets. Monitoring and reporting should be included to ensure the objective of the management plan is achieved. • The draft management plans provided to date should be reflective of the resource consent conditions. Standard Freshwater Fisheries The proposed works include installation of new road culverts in Mangaheka Stream and Te Otamanui Stream that could impede, but not permanently block, fish passage. Therefore, the application includes works that are a 'standard freshwater fisheries activity' according to the FTFA (2024). While detailed plans have been provided for the M.1 and M.2 road culverts, drawing C430 shows the locations of numerous other culverts, for which no detailed information has been provided. FTFA Schedule 5 part 9 requires various information to be provided for all proposed structures that fall under the standard freshwater fisheries provisions. It is suggested the Applicant prepare a table that includes this information. With regards to fish passage this will need to clearly state whether approval or a dispensation to impede fish passage is sought for each structure.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	Waikato Conservation Management Strategy 2014 applies and must be assessed. The applicant has indicated that the Project provides for a marginal strip alongside the Mangaheka Stream and is integrated with the wider stream corridor and restoration works. The stream corridor, including the marginal strip area and associated ecological and recreational features, will be vested in Council following completion of construction and the defects liability period.

Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	DOC would be able to provide more comprehensive comment at this stage if the following information is provided for review and comment prior to lodgement (more detailed review comments on these items are provided in the 'Any further information/considerations' section below): • A fuller justification of why just over 16 km of watercourses have been identified as 'artificial', given that at least some of the project area was wetland prior to agricultural use. • Comment on whether springs are present and, if so, how these will be affected by the proposed works. • A more detailed and comprehensive description of the fish fauna within the project area and the wider catchment. • A more detailed and comprehensive description of how the overall ecological values of the waterways were determined. • Checking the accuracy of the SEV ECR value that has been provided and, if necessary, revisiting the proposed stream offset area requirement. • More detail on the proposed constructed black mudfish wetlands, including where they are to be located within the project area. • A more complete set of plans showing all proposed culverts.
Any further information/considerations:	DOC recommends that the application includes more information on the following matters: Draft Ecological Impact Assessment (ECIA): • Artificial Drain Classification: The site includes just over 16 km in length of watercourses that have been identified as 'artificial' based on the definitions in the Waikato Regional Plan. Given the area likely included peat bog habitat historically and has a remnant population of black mudfish, more information is required to justify this 'artificial' classification. It is possible that some of the drainage channels are highly modified former streams that now provide remnant wetland habitats. The Applicant should review LiDAR data to determine if obvious flow paths or former stream channel locations are evident. This has potential implications for the length of stream that requires offsetting. It is also unclear why watercourse M13 is not deemed to be 'artificial' relative to all the other Mangaheka Stream tributary waterways in the project area. • Environmental DNA: Please include more detail on your eDNA sampling including the number of replicates collected and methodology used. • Stream Ecological Valuation (SEV): Please provide more detail on the SEV surveys and show the surveyed reaches on a map. How were the survey reaches selected? How long were the survey reaches? Were there any sites in the 'artificial' waterways? The overall SEV scores presented are reasonable given the land use and site photos provided. • Springs: Please indicate if any springheads are present in the project area. If any are present, what will happen to them?

	• Figure 27 shows existing pipes in the 'drain' waterways, but not the Mangaheka Stream. These should be added to this figure. • Water Quality: Very little water quality information is presented from the waterways in the project area. Given the proposed construction of specialised black mudfish habitat, it is important to characterise the water quality of their current habitats. This will help confirm that conditions in the constructed wetlands are suitable prior to mudfish translocation. • Fish Fauna: Historic NZFFD records are only briefly discussed. NZFFD sites on a map along with a table of results should be included. • Fish Fauna: For the Gee's minnow traps surveys, please provide a table showing all fish species caught. • Fish Fauna: For the September 2025 Gee's minnow trap survey, please provide more justification on how a single night of trapping with 110 traps supports your conclusion of no mudfish across a 4,500 m length of waterway. • Fish Fauna: In Table 11, please note that the presence of eDNA in a sample from the project area does not necessarily mean that the species is present within the project area. • Fish Fauna: In Figure 28, please note that eDNA can confirm presence but not absence of a particular species' DNA at a sampling location. • Fish Fauna: On Figure 28, there is a substantial waterway length where there was no trapping effort. How can you be sure mudfish are absent from those sections given they are relatively widespread through the project area? • Fish Fauna: Of the 16,192 m of 'artificial' waterway, 9,398 m is considered to be potential black mudfish habitat. Please provide more information/criteria of how this was determined. • Freshwater Ecological Values: This section is really brief. Please provide a summary table showing all habitat and biological variables used to determine ecological value. • Freshwater Ecological Values: There is a lack of any macroinvertebrate data. The eDNA data should be used to give an indication of macroinvertebrate community. • Freshwater Ecological Values: On Table 12, using this ecological value criteria scheme, wouldn't a 'moderate' overall value be more appropriate, given the two low and two high scores? • Freshwater Ecological Values: The standard representativeness, rarity/distinctiveness, diversity and pattern, and ecological context method of assigning ecological value is more suited to terrestrial and wetland habitats. • Freshwater Ecological Values: The 'artificial' drains with black mudfish present are given a 'moderate' overall ecological value, yet no specific offset for their loss is considered in the application. A greater justification for this needs to be provided in the application. • Waikato Regional Policy Statement (WRPS): The presence of black mudfish as they are 'at-risk – declining' is mentioned. What about other 'at-risk – declining' fish species in the project area?
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	• Stormwater Effects: Regarding mudfish habitat loss, it is stated “<i>This habitat loss will be addressed through the creation of at least an equivalent area of high-quality black mudfish habitat within the Site.</i>” and implies this will include stormwater conveyance channels and stormwater treatment ponds. While mudfish may be able to utilise stormwater treatment ponds, the primary function of these are to trap stormwater-borne contaminants. As such, they will accumulate fine sediment that will periodically need to be removed. Hence, DOC does not consider it possible for such ponds to ever be considered as high-value black mudfish habitat. • Fish Passage: Section 10.6 briefly discusses fish passage and implies all new culverts will be designed to allow for fish passage. This makes sense for the new road crossings of Mangaheka Stream and Te Otamanui Stream. However, given the “<i>the wide range of opportunities to create high quality habitat within the Site using set aside areas, stormwater conveyance channels and stormwater treatment ponds</i>”, DOC assumes it will be advantageous to prevent other fish from entering these new channels and ponds. There is no discussion of how this might be achieved, or of any approvals that may be required for structures that restrict fish passage. • Offsetting: It is proposed to provide some off-site stream offsetting. Who will own this section of stream and how will any offsetting efforts be protected from future development/disturbance? • Offsetting: A “Watercourse A” is mentioned. What/where is this? • Offsetting: The ECR value presented in Table 18 appears incorrect. Based on the SEV values presented the ECR should be 2.94. Please check this calculation as this has implications for subsequent calculations. Draft Fish Management Plan (FMP): • Site Description: Implies the artificial watercourses provide a “<i>remnant refuge for the At Risk – Declining black mudfish</i>”. With reference to the above comment on artificial drain classification, are all these drains really artificial or could at least some lengths be considered highly modified watercourses that are remnants of former wetland habitats? • Fish Habitat: In Section 3.2.3 it mentions ‘banded’. Is this intended to be banded kōkōpu? • Responsibilities: In the consent holder part of the table there is an incomplete sentence referring to “representatives” without naming those representatives. Please clarify the “representatives”. • Permits: Do you have a permit/authorisation for the use of electric fishing machines? • Fish Relocation Methodology: In section 6.2 it states “<i>The actual length of drain required to be fished is likely to be less than this however, as approximately 48% of the length of artificial drain is assigned as ‘low’ value habitat as shown in Figure 1. Drains assigned as ‘low’ habitat value will be assessed by a suitably qualified freshwater ecologist prior to works to assess the potential for affected reaches to support fish.</i>”
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	Please provide the criteria that the ecologist will use to determine which 'low' value habitats will not be fished. Are eels expected to be present throughout the drain network? • Fish Relocation Methodology: In section 6.3 regarding pre-works locations, it would be helpful to indicate a maximum length for fish trapping sites that is practical and achievable. • Fish Relocation Methodology: In section 6.3 it is stated "<i>Netting will continue over consecutive nights for a minimum of three nights in watercourses with 'high' or 'moderate' habitat quality until a maximum average of <1 fish per trap per night has been achieved.</i>" Does this extend to exotic fish, such as <i>Gambusia</i> which are likely widespread and abundant. It is suggested that this be limited to native fish species. • Fish Relocation Methodology: Please add a specific section detailing the black mudfish methodology. • Fish Relocation Methodology: In section 6.6., regarding treatment of pest fish, there is the potential to capture large numbers of pest fish species. Please provide more detail on how dead pest fish contaminated with Aqui-S will be disposed of. • Reporting: Given the huge fish relocation effort here spread over many stages, definition of what is meant in terms of completion here is required for reporting purposes. Perhaps reporting at the completion of each stage would be reasonable. • Draft consent conditions: 'Water Permit – Diversion and permanent stream works'. The purpose description for the FMP in the 'Ecological Management' section should include mention of pest fish euthanasia as that could be a sizeable component of fish management. • Draft consent conditions: 'Water Permit – Diversion and permanent stream works'. The 'Fish Passage and Relocation' section is not needed as that will be covered in the FMP. Also, the immediate relocation of any stranded fish should not be limited to downstream habitats as in some instances the upstream habitat may be a more suitable location for release. Draft Black Mudfish Habitat Creation Plan (BMHCP) • The applicant needs to provide more information regarding black mudfish habitat creation including: ○ When will this habitat be created and how long will it be left to mature, before mudfish are introduced? ○ The draft Black Mudfish Management consent condition states the extent of black mudfish habitat to be created is "not less than 3,601m²". The applicant needs to confirm if the wetland habitat they are creating is equitable in quality/suitability for black mudfish to the more linear, drain/modified watercourse habitat that is being lost (e.g., a preference for emergent and overhanging vegetation). Can the constructed mudfish wetlands be considered a like-for-like replacement for what is being lost when determining the amount/area of wetland to be created?
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	○ What pre-relocation monitoring will be undertaken to ensure water quality and water level fluctuations are suitable for black mudfish? ○ Will the deepening of the Mangaheka Stream channel through the site influence groundwater levels, which may in turn impact water levels in these constructed wetlands? ○ Pre-translocation release monitoring of eDNA is proposed to detect whether various undesirable fish species and potential mudfish food species, “zooplankton/crustaceans”, are present. We would recommend a physical survey of plankton and macroinvertebrates to ensure suitable food species are abundant enough for mudfish introduction. ○ How will the stocking rate be calculated for these constructed wetlands? ○ What contingencies are in place should more mudfish be captured than can be accommodated in the constructed wetland habitats? ○ Post-works monitoring mentions, “<i>Groundwater level piezometers will be installed within the enhancement areas in May – June 2022.</i>” Have these piezometers already been in place for four years? ○ Post-works monitoring mentions, “<i>The food source and abundance for relocated mudfish will include an assessment of the zooplankton and macroinvertebrates present in the enhancement areas using collected eDNA samples.</i>” DOC recommends a physical survey of plankton and macroinvertebrates is undertaken as eDNA does not provide a reliable measure of abundance. ○ Post-works monitoring includes Gee’s minnow trap surveys. Has the applicant considered also doing daytime visual and sieve surveys to search for mudfish fry at the appropriate time of year? Draft Mangaheka Stream Enhancement Plan (MSEP) • Objectives: Section 1.3 states the objectives of the proposed stream enhancement. Some of these are too generalised and vague. Stream remediation should have goals that are specific, measurable, achievable, relevant, and time-bound. The applicant should develop a more focused list of objectives/goals that includes details of how success will be measured. ○ For example, the “<i>Improved instream habitat diversity and complexity through the creation of diverse habitat features.</i>” objective needs to detail what the point of this is. Is the objective to increase the abundance of particular desirable fish species within Mangaheka Stream? ○ For example, in Section 5.1 in relation to the stream enhancement, “<i>The design aims to maximise the stormwater</i>
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	<i>and ecological capacity/productivity of the Mangaheka Stream.” How will that be measured?</i> • Waikato-Tainui Environmental Plan: In Section 2.0 it is stated, “<i>Habitat loss and modification is recognised as one of the major threats to native fish populations. Continued development which potentially result in habitat modifications, continue to threaten native fish populations. The project, and this MSEP aims to increase the amount and quality of native fish habitat within the Mangaheka Stream.</i>” But what about the various pest fish species in this catchment? Increasing the extent and quality of native fish habitat will not necessarily result in increased native fish abundance in this context. The MSEP should include more consideration of the adverse impact of pest fish. Are there any enhancement works that could make the stream less desirable to pest species? • Stream and Wetland Ecology Monitoring: In Section 7.6 various monitoring is briefly described. The stream monitoring does not appear to be particularly linked to any of the previous listed objectives of the enhancement. ○ What about Stream Ecological Valuation (SEV)? There is a predicted SEV for your Mangaheka Stream remediation so proposed monitoring, say five years after completion of the remediation, to see how the remediation has achieved attaining that value? ○ While improving physical habitat quality is an objective, there is no proposed monitoring to determine if this actually increases abundance of desirable fish species such as eels and giant kokopu.
Additional Notes:	While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicants’ responsibility to comply with the FTAA and to ensure they have applied for all permissions they need. Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on the application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of filing a substantive application. The following observations regarding the format/layout of information/ease of navigating the documents: • The EclA has incomplete sentences and species that are not identified. DOC assumes that this will be completed before lodgement. • There are broken and faulty cross references across the documents that need to be repaired before lodgement. • Throughout the application please use ‘Gee’s minnow trap’ as these are named after a person. • Unless a map showing locations is provided, please avoid referring to parts of the site with unofficial names (e.g., ‘Thelma Block’) so that there is clarity for the reader of what locations are being referred to.

19 August 2026

Empire Corporation Limited
440 Onion Road (Titles 1175465, 1175463 and 1109520)
Te Rapa

Te Kowhai East – Directly Adjacent Neighbour Engagement

Introduction

Te Kowhai East (TKE) is a proposed industrial development covering approximately 186 hectares on the north western edge of Hamilton City, that sits within the Waikato District jurisdiction. The project has been referred under the Fast-track Approvals Act and is currently progressing through the design and masterplanning phase, ahead of preparing a substantive application. TKE is aiming to lodge its substantive application in early August 2026.

As part of this phase, TKE is continuing engagement with directly adjacent landowners to ensure you are informed about the proposal, you have the opportunity to review the emerging design and to provide you with the opportunity to provide feedback if you wish.

Subject Site

The site is made up of various parcels and currently comprises an operating dairy farm. The site is outlined in the below aerial image. The Mangaheka Stream traverses the site from south east to north west. The Mangaheka Stream is currently classified as a highly modified farm drain and forms part of a managed drainage network. The site has frontage to Te Kowhai Road (State Highway 39) at the southern end, Onion Road to the north and also has a frontage on State Highway 1C on its eastern boundary.

Figure 1: Subject Site



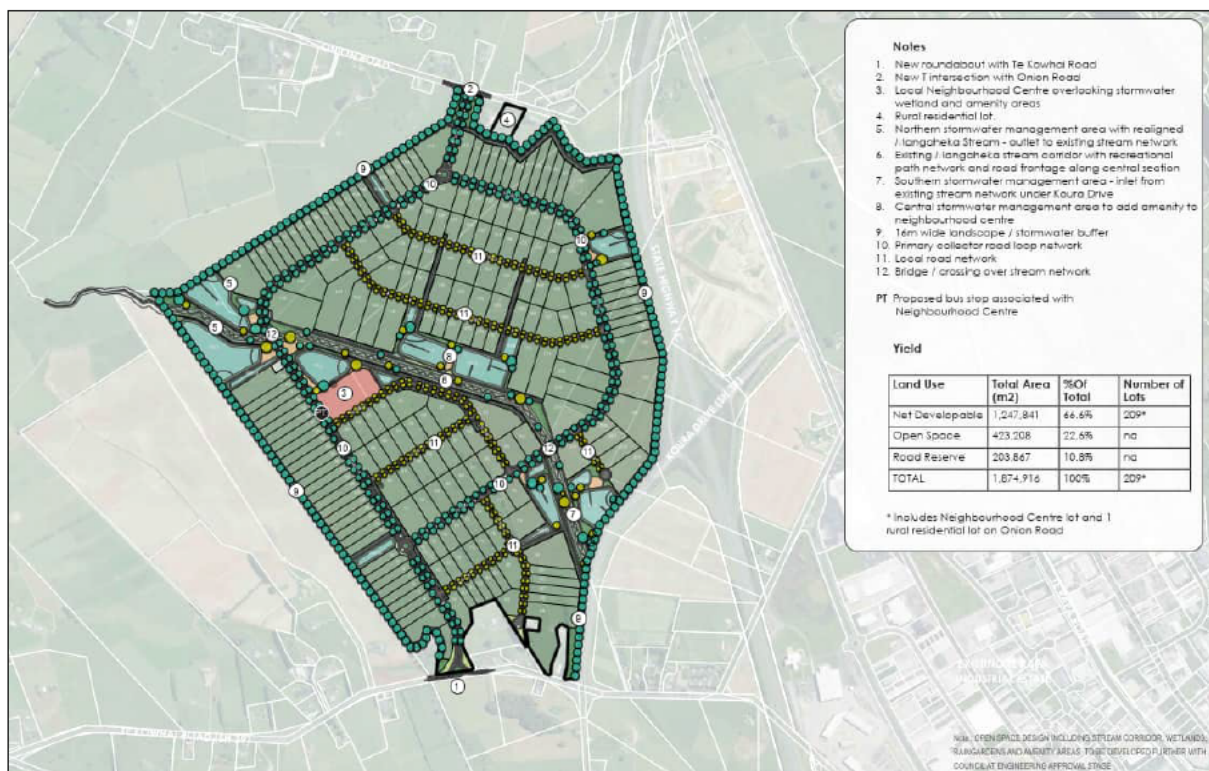
Proposed Development

The proposal seeks to establish an industrial development on the site, enabling a range of industrial activities alongside supporting commercial and neighbourhood amenities. Development is anticipated to occur in stages, generally progressing from the south western corner of the site to the north and then back to the south. The timing will depend on market demand, but is current anticipated to take 10-15 years.

The current masterplan is included in **Figure 2** below. Refer to **Attachment 1** for a copy of Figure 2. In summary, key components of the proposal include:

- Approximately 124 hectares of developable industrial land, providing a range of site sizes to accommodate both small logistics and larger industrial operations.
- A 2ha neighbourhood centre to support the local workforce and surrounding community, located within the red box in **Figure 2** below.
- Open space areas providing landscaping, stormwater management, amenity and recreation. This includes a wide buffer area around the perimeter of the site.
- Restoration and enhancement of the Mangaheka Stream corridor.
- Stormwater management features including wetlands, Mangaheka Stream upgrades, raingardens, and swales.
- New roading connections to Te Kowhai Road (SH39) and Onion Road.

Figure 2: Current Masterplan



Land Use Activities

The proposed development seeks to provide for a range of industrial and employment based activities across the site. This will primarily include light industrial and logistics uses such as warehousing, distribution, freight handling, manufacturing, and trade services, supported by associated offices and small-scale ancillary retail.

In addition, a neighbourhood centre is proposed to provide convenience services for workers and the surrounding community, such as small retail outlets, cafes, food and beverage premises, and other day to day services.

Other activities that may occur within the wider development include supporting infrastructure (such as transport and public transport facilities), childcare, and limited community or recreational activities in defined areas. The overall intent is to create a well-functioning employment area with supporting amenities, while avoiding activities that could generate significant off site effects such as noxious or offensive industries.

Supporting Infrastructure and Environmental Considerations

Stormwater

Stormwater from the site currently drains to the Mangaheka Stream. The proposal includes a planned stormwater management system, incorporating a mix of devices, including:

- Stormwater swales and pipelines, providing stormwater treatment and conveyance;
- Stormwater wetlands, providing stormwater treatment and attenuation;
- Raingardens, providing stormwater treatment; and
- Upgrades to the Mangaheka Stream, such as widening and lowering of the stream, and restoration planting, providing attenuation.

The approach is intended to maintain the performance of the wider drainage network while improving environmental outcomes compared with the existing farm drainage system. The stormwater solution also requires some modification of the stream downstream of the site.

Potable Water Supply and Wastewater

Water supply and wastewater services will connect to Hamilton City Council's existing networks. Any required upgrades will be identified through the current detailed modelling and investigations, and will be implemented as part of the project.

Where necessary, interim servicing solutions may be used during staging, however these will be designed to meet relevant standards.

Transportation

The internal roading network is demonstrated on **Figure 2** and within **Attachment 1**. In summary, there are two key access/connection points to the existing transport network, one onto Te Kowhai Road as a new roundabout and another onto Onion Road as a T-Intersection. The internal roading will comprise a main circular collector road, with smaller scale local roads internally providing access to future lots. The transport network will be delivered in stages as the development progresses.

Detailed transport modelling is also currently underway in coordination with Hamilton City Council, to assess any potential effects on the wider transport network. Preliminary findings indicate that upgrades to the surrounding network will be required, including improvements to SH39 and Onion Road, to support safe and efficient access.

External Boundaries, Open Space and Landscaping

The development has been designed to incorporate substantial landscaped areas including:

- These perimeter areas will include integrated stormwater management features and associated planting, such as swales and vegetated areas, to manage runoff while enhancing the overall appearance of the site.

- Restoration of the Mangaheka Stream corridor, which will be widened and planted to create a significant open space area through the centre of the site. This will be complemented by a recreational pathway network for public use, forming a green spine that improves ecological values and contributes to visual amenity.
- A range of other open space, stormwater and amenity areas are proposed throughout the site. These areas will be grassed and/or planted as appropriate, helping to complement the built form and offset the overall intensity of development while maintaining a well landscaped environment.

No specific screening or softening of the development from directly adjacent neighbouring property is proposed.

Feedback sought and Next Steps

Over the coming months, the project team will continue to progress technical assessments and reporting, alongside ongoing engagement with key stakeholders, including neighbouring property owners, iwi, Council, the Department of Conservation and the New Zealand Transport Agency. Preparation of the substantive application will occur concurrently, with lodgement anticipated in August 2026.

As directly adjacent landowners, we would like to obtain your support for the project, including the design outcomes proposed. If you are comfortable with the proposal, we would be grateful if you could confirm your written approval by completing the signing panel below and returning a copy to the project team.

By signing below, you confirm that you have reviewed the information provided in this letter and give your written approval to the proposed TKE development for the purposes of the substantive application under the Fast-track Approvals Act.

Providing written approval does not prevent you from continuing to engage with the project team or raising any questions about the proposal, nor does it prevent you being part of the Fast-track process.

Please feel free to get in touch at any time if you have any questions, would like to discuss the proposal further, or would like further information before deciding whether to provide written approval.

Yours sincerely,

GD Jones



I/We confirm that I/we have reviewed the information provided in this letter and give written approval to the proposed Te Kowhai East development.

Property address: **440 Onion Road (Titles 1175465, 1175463 and 1109520)**

Name/s of owner/s or authorised person/s: **Empire Corporation Limited**

Signature: 

Date:

Email/phone:



Attachment 1 – Masterplan



ADAPT
to change

FINAL DRAFT



T. KOWALSKI, M. MASTERPIAN

figure 6 - Masterplan Concept

Job Number: 2503 Training Number: 0450

JOHN HUBBARD: 2024 FORMING NUMBER: 0350
 Date: 25 June 2026 | Revision: 1
 This report prepared for Keshel Ltd in partnership by Adapt Studio Limited

1 July 2026

Statutory Trustees (WILLY) Limited, [REDACTED]
302A Te Kowhai Road
Te Kowhai

Te Kowhai East – Directly Adjacent Neighbour Engagement

Introduction

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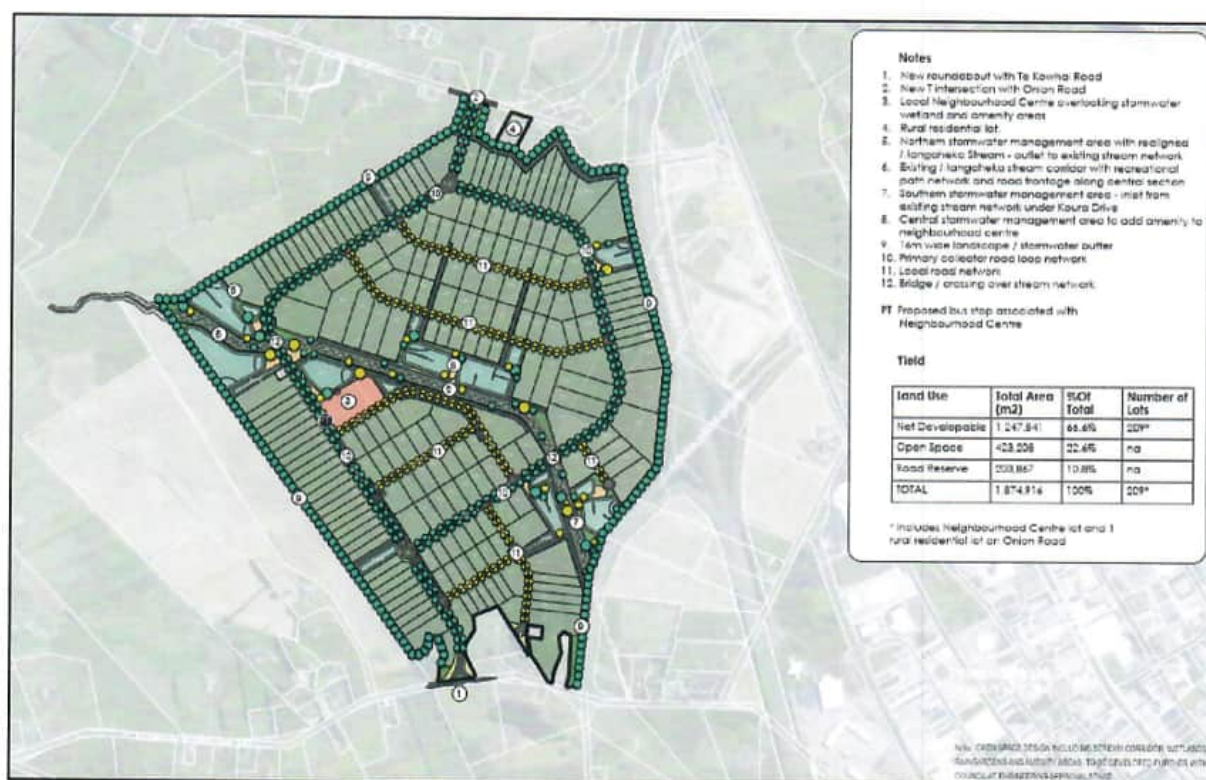
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Yours sincerely,

GD Jones

General Approval

I/We confirm that I/we have reviewed the information provided in this letter and give written approval to the proposed Te Kowhai East development.

Boundary Treatment

I/We acknowledge and accept that no additional boundary treatment, screening, or landscaping is proposed along the shared boundary with my/our property.

Stream works agreement

I/We acknowledge that the proposal includes works to the Mangaheka Stream, including works within the part of the Mangaheka Stream located on my/our property. I/We agree to those works being undertaken on my/our property as part of the Te Kowhai East development, including any

associated earthworks, stream modification, stormwater, ecological restoration, planting, access and construction works required to implement the proposed stream and stormwater design. I/We acknowledge that the detailed design and construction methodology for those works will continue to be developed through the project design and approvals process.

Property address: **302A Te Kowhai Road**

Name/s of owner/s or authorised person/s: 

Signature:



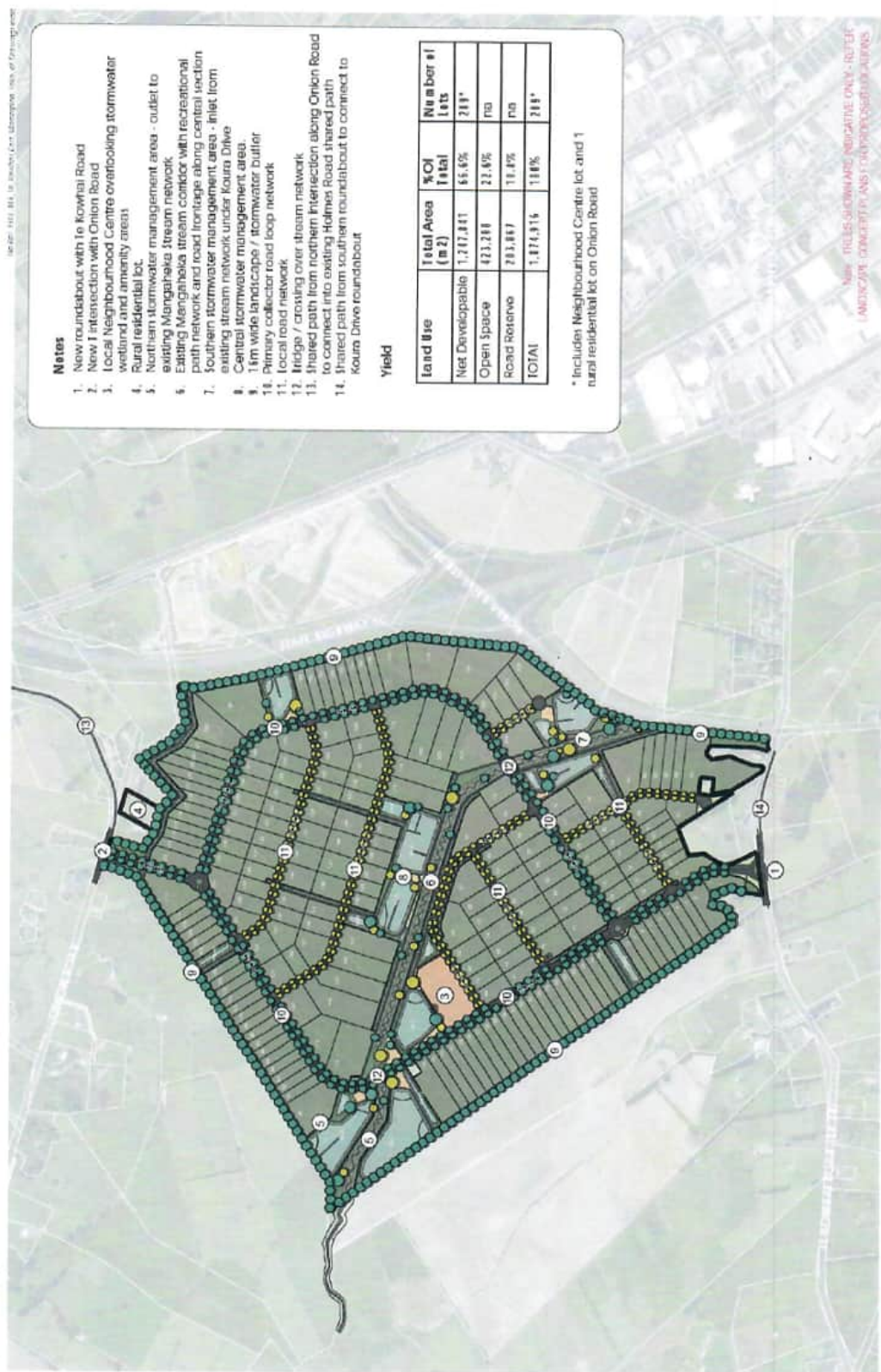
Date:

01/07/20

Email/phone:



Attachment 1 – Masterplan



1 July 2026

Title 723715 (Section 5 SO 466960 and Section 6 SO 466959)

Te Kowhai

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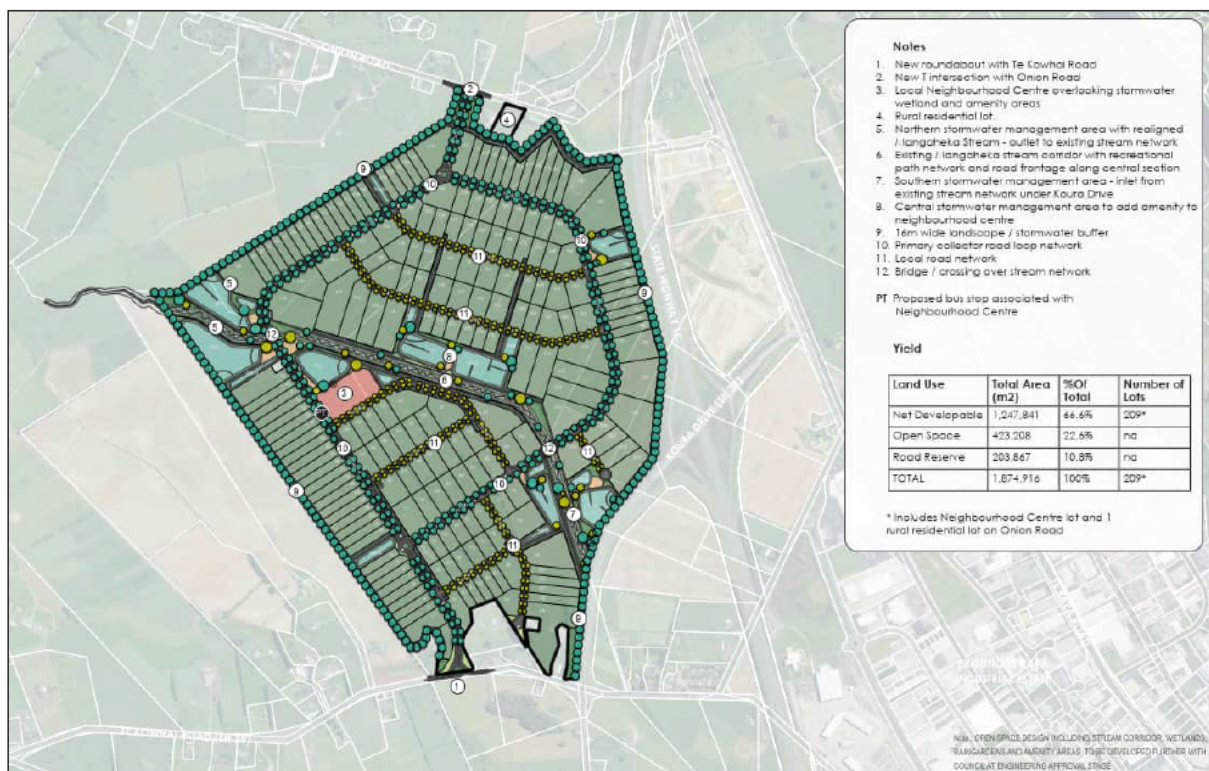
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The internal roading network is demonstrated on **Figure 2** and within **Attachment 1**. In summary, there are two key access/connection points to the existing transport network, one onto Te Kowhai Road as a new roundabout and another onto Onion Road as a T-Intersection. The internal roading will comprise a main circular collector road, with smaller scale local roads internally providing access to future lots. The transport network will be delivered in stages as the development progresses.

Detailed transport modelling is also currently underway in coordination with Hamilton City Council, to assess any potential effects on the wider transport network. Preliminary findings indicate that upgrades to the surrounding network will be required, including improvements to SH39 and Onion Road, to support safe and efficient access.

External Boundaries, Open Space and Landscaping

The development has been designed to incorporate substantial landscaped areas including:

- These perimeter areas will include integrated stormwater management features and associated planting, such as swales and vegetated areas, to manage runoff while enhancing the overall appearance of the site.

- Restoration of the Mangaheka Stream corridor, which will be widened and planted to create a significant open space area through the centre of the site. This will be complemented by a recreational pathway network for public use, forming a green spine that improves ecological values and contributes to visual amenity.
- A range of other open space, stormwater and amenity areas are proposed throughout the site. These areas will be grassed and/or planted as appropriate, helping to complement the built form and offset the overall intensity of development while maintaining a well landscaped environment.

No specific screening or softening of the development from directly adjacent neighbouring property is proposed.

Onion Road Access

The proposal includes a new roading connection to Onion Road, located on the northern side of the Te Kowhai East site. This connection is proposed to be formed as a T-intersection and will provide one of the two main access points between the Te Kowhai East development and the existing local roading network, with the other main connection proposed to Te Kowhai Road/SH39.

The Onion Road connection will provide access into the internal roading network for the development and is expected to accommodate a range of vehicle movements associated with the future industrial activities, including staff, visitor, service and heavy vehicle movements. The detailed design of the T-intersection and associated roading works will continue to be developed through the project design and approvals process.

Feedback sought and Next Steps

Over the coming months, the project team will continue to progress technical assessments and reporting, alongside ongoing engagement with key stakeholders, including neighbouring property owners, iwi, Council, the Department of Conservation and the New Zealand Transport Agency. Preparation of the substantive application will occur concurrently, with lodgement anticipated in August 2026.

As directly adjacent landowners, we would like to obtain your support for the project, including the design outcomes proposed. If you are comfortable with the proposal, we would be grateful if you could confirm your written approval by completing the signing panel below and returning a copy to the project team.

By signing below, you confirm that you have reviewed the information provided in this letter and give your written approval to the proposed TKE development for the purposes of the substantive application under the Fast-track Approvals Act.

Providing written approval does not prevent you from continuing to engage with the project team or raising any questions about the proposal, nor does it prevent you being part of the Fast-track process.

Please feel free to get in touch at any time if you have any questions, would like to discuss the proposal further, or would like further information before deciding whether to provide written approval.

Yours sincerely,

GD Jones



General approval

I/We confirm that I/we have reviewed the information provided in this letter and give written approval to the proposed Te Kowhai East development.

Property address: **Title 723715 (Section 5 SO 466960 and Section 6 SO 466959)**

Name/s of owner/s or authorised person/s:



Signature:

Date:

Email/phone:

General approval

I/We confirm that I/we have reviewed the information provided in this letter and give written approval to the proposed Te Kowhai East development.

Property address: **Title 723715 (Section 5 SO 466960 and Section 6 SO 466959)**

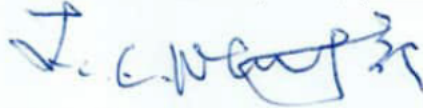
Name/s of owner/s or authorised person/s

Signature:

Date:

Email/phone:

[REDACTED]

02/07/2026

[REDACTED]

Attachment 1 – Masterplan



1 July 2026

246 Onion Road
Te Kowhai

Te Kowhai East – Directly Adjacent Neighbour Engagement

Introduction

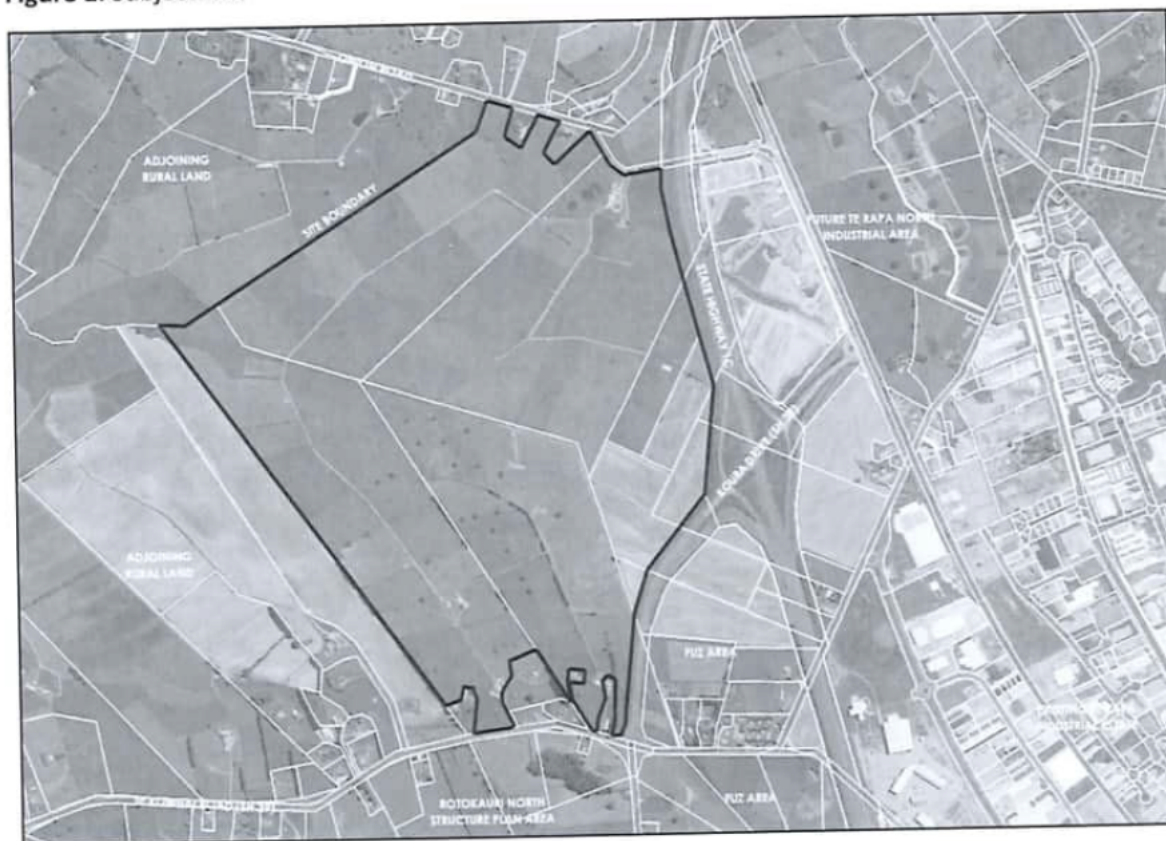
Te Kowhai East (TKE) is a proposed industrial development covering approximately 186 hectares on the north western edge of Hamilton City, that sits within the Waikato District jurisdiction. The project has been referred under the Fast-track Approvals Act and is currently progressing through the design and masterplanning phase, ahead of preparing a substantive application. TKE is aiming to lodge its substantive application in early August 2026.

As part of this phase, TKE is continuing engagement with directly adjacent landowners to ensure you are informed about the proposal, you have the opportunity to review the emerging design and to provide you with the opportunity to provide feedback if you wish.

Subject Site

The site is made up of various parcels and currently comprises an operating dairy farm. The site is outlined in the below aerial image. The Mangaheka Stream traverses the site from south east to north west. The Mangaheka Stream is currently classified as a highly modified farm drain and forms part of a managed drainage network. The site has frontage to Te Kowhai Road (State Highway 39) at the southern end, Onion Road to the north and also has a frontage on State Highway 1C on its eastern boundary.

Figure 1: Subject Site



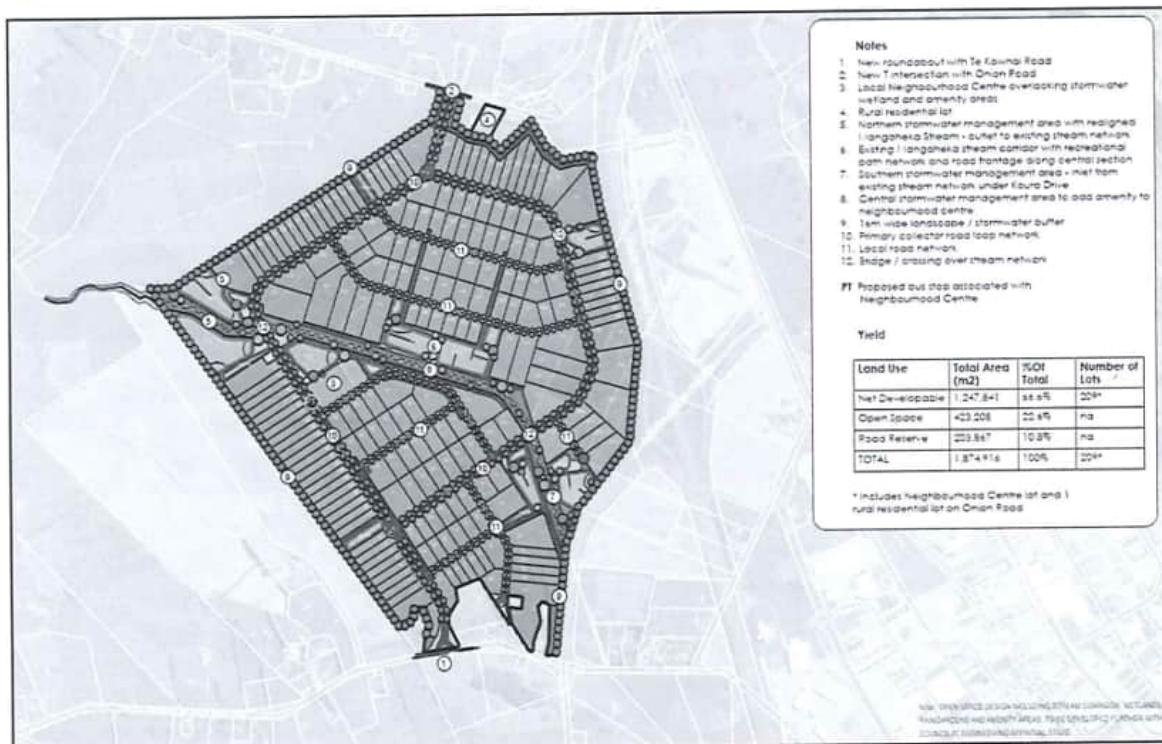
Proposed Development

The proposal seeks to establish an industrial development on the site, enabling a range of industrial activities alongside supporting commercial and neighbourhood amenities. Development is anticipated to occur in stages, generally progressing from the south western corner of the site to the north and then back to the south. The timing will depend on market demand, but is current anticipated to take 10-15 years.

The current masterplan is included in **Figure 2** below. Refer to **Attachment 1** for a copy of Figure 2. In summary, key components of the proposal include:

- Approximately 124 hectares of developable industrial land, providing a range of site sizes to accommodate both small logistics and larger industrial operations.
- A 2ha neighbourhood centre to support the local workforce and surrounding community, located within the red box in **Figure 2** below.
- Open space areas providing landscaping, stormwater management, amenity and recreation. This includes a wide buffer area around the perimeter of the site.
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- Stormwater management features including wetlands, Mangaheka Stream upgrades, raingardens, and swales.
- New roading connections to Te Kowhai Road (SH39) and Onion Road.

Figure 2: Current Masterplan



Land Use Activities

The proposed development seeks to provide for a range of industrial and employment based activities across the site. This will primarily include light industrial and logistics uses such as warehousing, distribution, freight handling, manufacturing, and trade services, supported by associated offices and small-scale ancillary retail.

In addition, a neighbourhood centre is proposed to provide convenience services for workers and the surrounding community, such as small retail outlets, cafes, food and beverage premises, and other day to day services.

Other activities that may occur within the wider development include supporting infrastructure (such as transport and public transport facilities), childcare, and limited community or recreational activities in defined areas. The overall intent is to create a well-functioning employment area with supporting amenities, while avoiding activities that could generate significant off site effects such as noxious or offensive industries.

Supporting Infrastructure and Environmental Considerations

Stormwater

Stormwater from the site currently drains to the Mangaheka Stream. The proposal includes a planned stormwater management system, incorporating a mix of devices, including:

- Stormwater swales and pipelines, providing stormwater treatment and conveyance;
- Stormwater wetlands, providing stormwater treatment and attenuation;
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The approach is intended to maintain the performance of the wider drainage network while improving environmental outcomes compared with the existing farm drainage system. The stormwater solution also requires some modification of the stream downstream of the site.

Potable Water Supply and Wastewater

Water supply and wastewater services will connect to Hamilton City Council's existing networks. Any required upgrades will be identified through the current detailed modelling and investigations, and will be implemented as part of the project.

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Please feel free to get in touch at any time if you have any questions, would like to discuss the proposal further, or would like further information before deciding whether to provide written approval.

Yours sincerely,

GD Jones



General approval

I/We confirm that I/we have reviewed the information provided in this letter and give written approval to the proposed Te Kowhai East development.

Boundary Treatment

I/We acknowledge and accept boundary landscaping proposed along the shared boundary with my/our property as detailed in the 'Proposed Retaining Wall' plan provided to me.

Property address: **246 Onion Road**

Name/s of owner/s or authorised person/s: [REDACTED]

Signature:

Rajiv Singh

Date:

10/08/2026

Email/phone: [REDACTED]

Attachment 1 – Masterplan



1 July 2026

██████████ and NWM Trust Management Limited
256 Onion Road
Te Kowhai

Te Kowhai East – Directly Adjacent Neighbour Engagement

Introduction

Te Kowhai East (TKE) is a proposed industrial development covering approximately 186 hectares on the north western edge of Hamilton City, that sits within the Waikato District jurisdiction. The project has been referred under the Fast-track Approvals Act and is currently progressing through the design and masterplanning phase, ahead of preparing a substantive application. TKE is aiming to lodge its substantive application in early August 2026.

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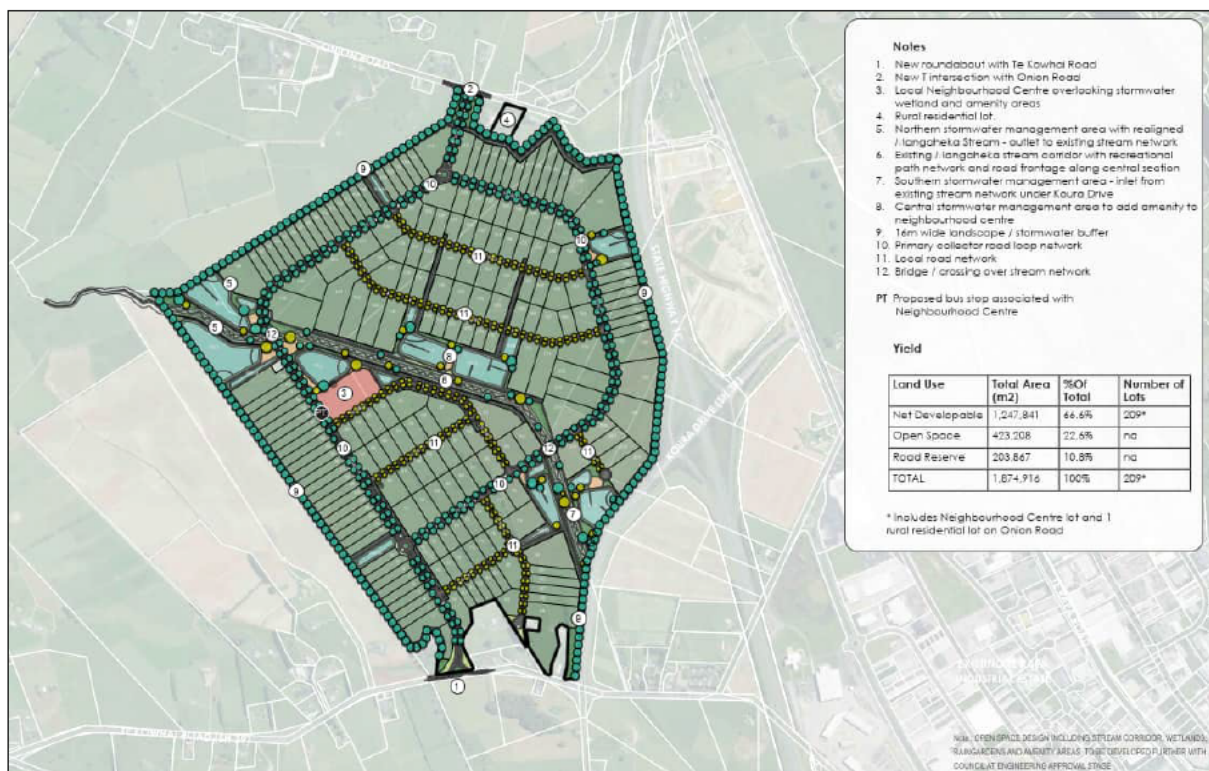
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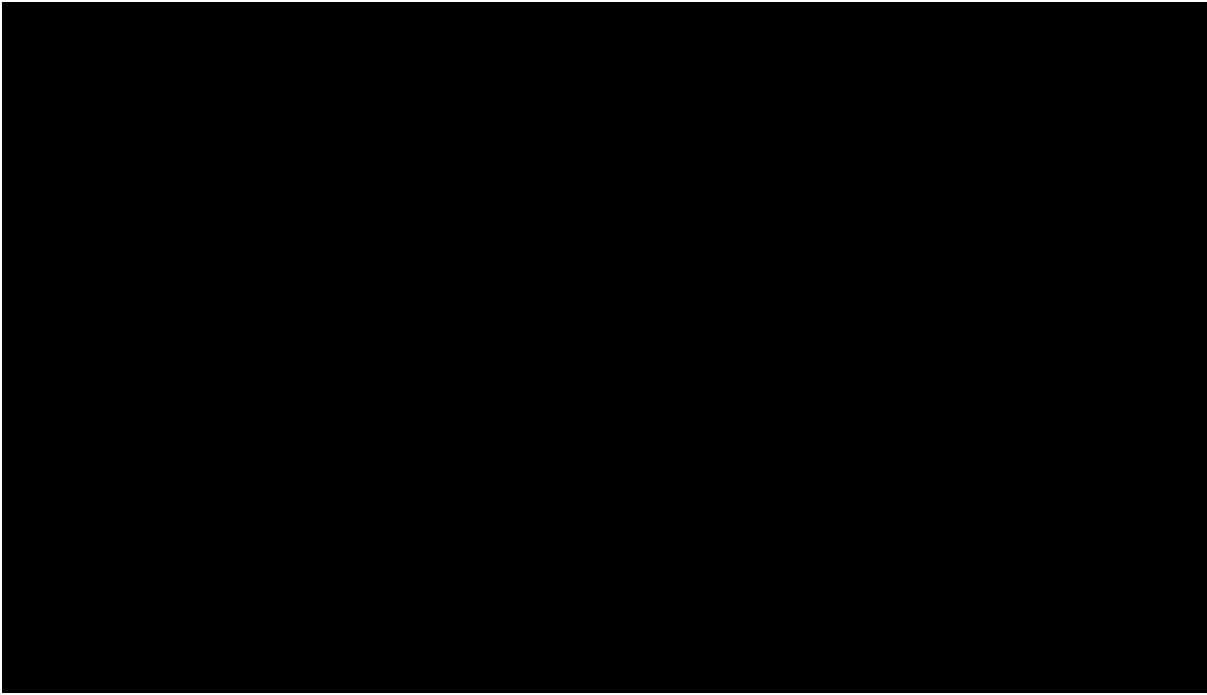
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Yours sincerely,

GD Jones

A black rectangular redaction box covering the signature area.



Attachment 1 – Masterplan



1 July 2026

244 Te Kowhai Road
Te Kowhai

Te Kowhai East – Directly Adjacent Neighbour Engagement

Introduction

Te Kowhai East (TKE) is a proposed industrial development covering approximately 186 hectares on the north western edge of Hamilton City, that sits within the Waikato District jurisdiction. The project has been referred under the Fast-track Approvals Act and is currently progressing through the design and masterplanning phase, ahead of preparing a substantive application. TKE is aiming to lodge its substantive application in early August 2026.

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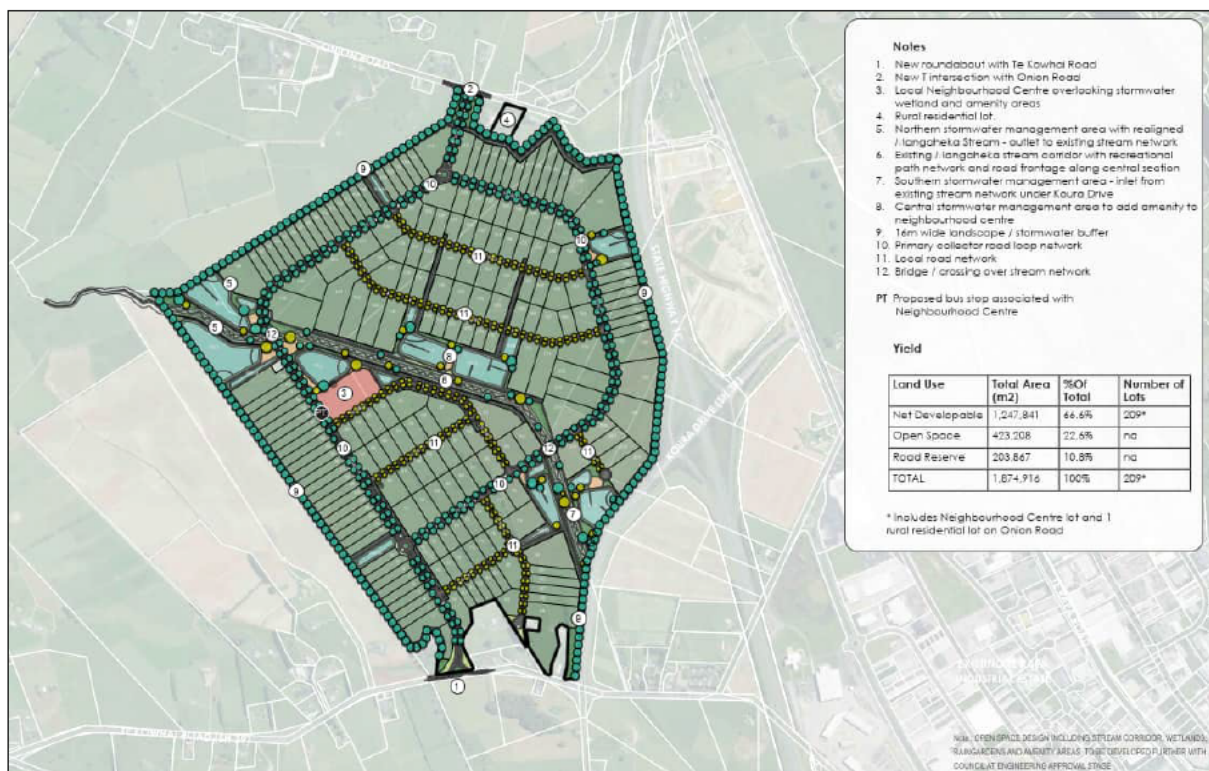
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No specific screening or softening of the development from directly adjacent neighbouring property is proposed.

Future Industrial land use

We also acknowledge that your land is located between Te Kowhai Road / SH39 and the proposed Te Kowhai East development. Given that location, it is possible that your property may be considered for future rezoning or urbanisation as part of the wider land use planning response for this area. In particular, if Te Kowhai East is approved and developed as an industrial area, retaining rural-zoned land between SH39 and the TKE site may create a disconnected or inconsistent land use pattern over time. Any future rezoning of your land would be subject to a separate statutory process and would not be authorised by the current Te Kowhai East application.

Feedback sought and Next Steps

Over the coming months, the project team will continue to progress technical assessments and reporting, alongside ongoing engagement with key stakeholders, including neighbouring property owners, iwi, Council, the Department of Conservation and the New Zealand Transport Agency. Preparation of the substantive application will occur concurrently, with lodgement anticipated in August 2026.

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Yours sincerely,

GD Jones



--

General approval

I/We confirm that I/we have reviewed the information provided in this letter and give written approval to the proposed Te Kowhai East development.

Written approval for development with acoustic operational and layout controls

I/We confirm that I/we have reviewed the information provided in this letter, including the SLR Consulting New Zealand Limited operational noise memorandum.

I/We give written approval to the proposed Te Kowhai East development.

I/We accept the operational noise effects of the proposed Te Kowhai East development as they relate to my/our property, subject to the operational and layout controls for the proposed industrial lots adjoining my boundary as detailed in the SLR memorandum.

I/We waive reliance on strict compliance with the applicable Waikato District Plan operational noise limits at the notional boundary of any dwelling on my/our property, to the extent described in this letter and the SLR memorandum.

Property address: **244 Te Kowhai Road**

Name/s of owner/s or authorised person/s: 

Signature:

Date:

Email/phone:

General approval

☒ We confirm that ☒ we have reviewed the information provided in this letter and give written approval to the proposed Te Kowhai East development.

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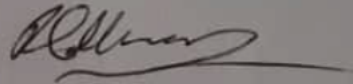
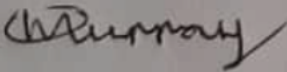
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Property address: **244 Te Kowhai Road**

Name/s of owner/s or authorised person/s:

Signature:



Date:

9-7-26

9-7-2026

Email/phone:

Attachment 1 – Masterplan



1 July 2026

248 Te Kowhai Road
Te Kowhai

Te Kowhai East – Directly Adjacent Neighbour Engagement

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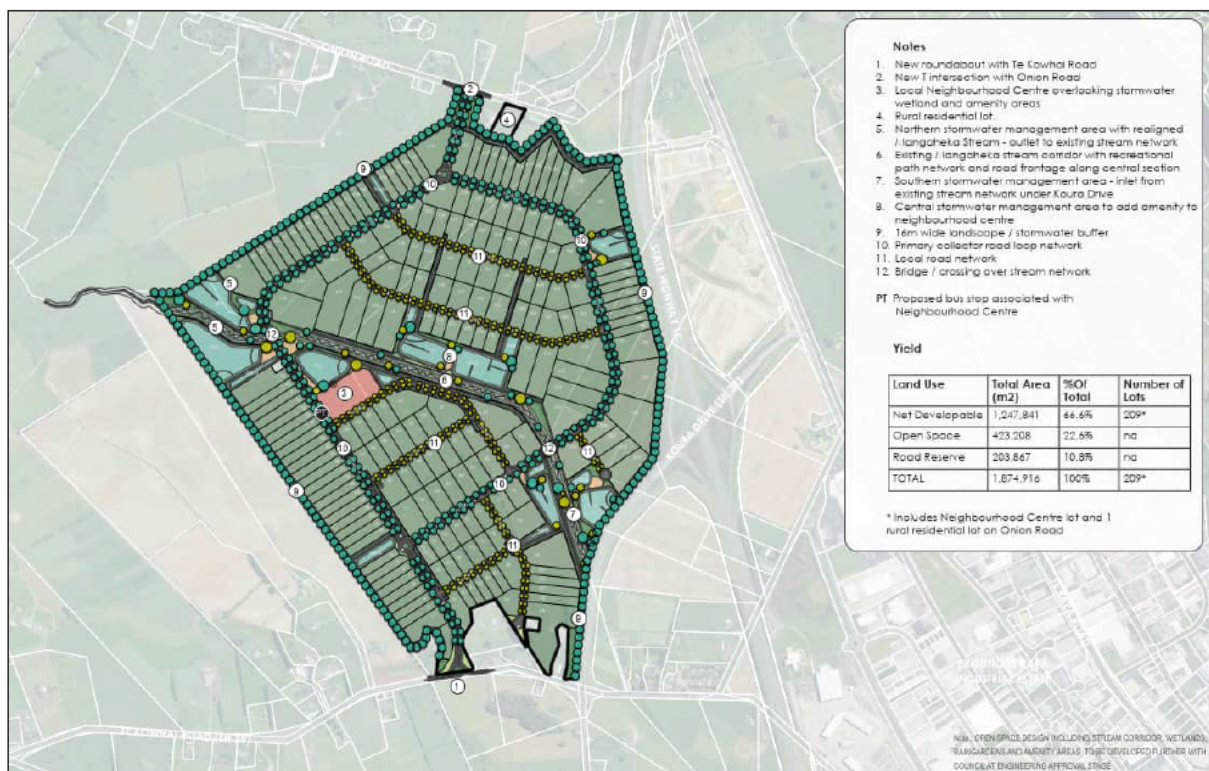
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I/We waive reliance on strict compliance with the applicable Waikato District Plan operational noise limits at the notional boundary of any dwelling on my/our property, to the extent described in this letter and the SLR memorandum.

Property address: **248 Te Kowhai Road**

Name/s of owner/s or authorised person/s: 

Signature:

Date:

Email/phone:

Property address: 248 Te Kowhai Road

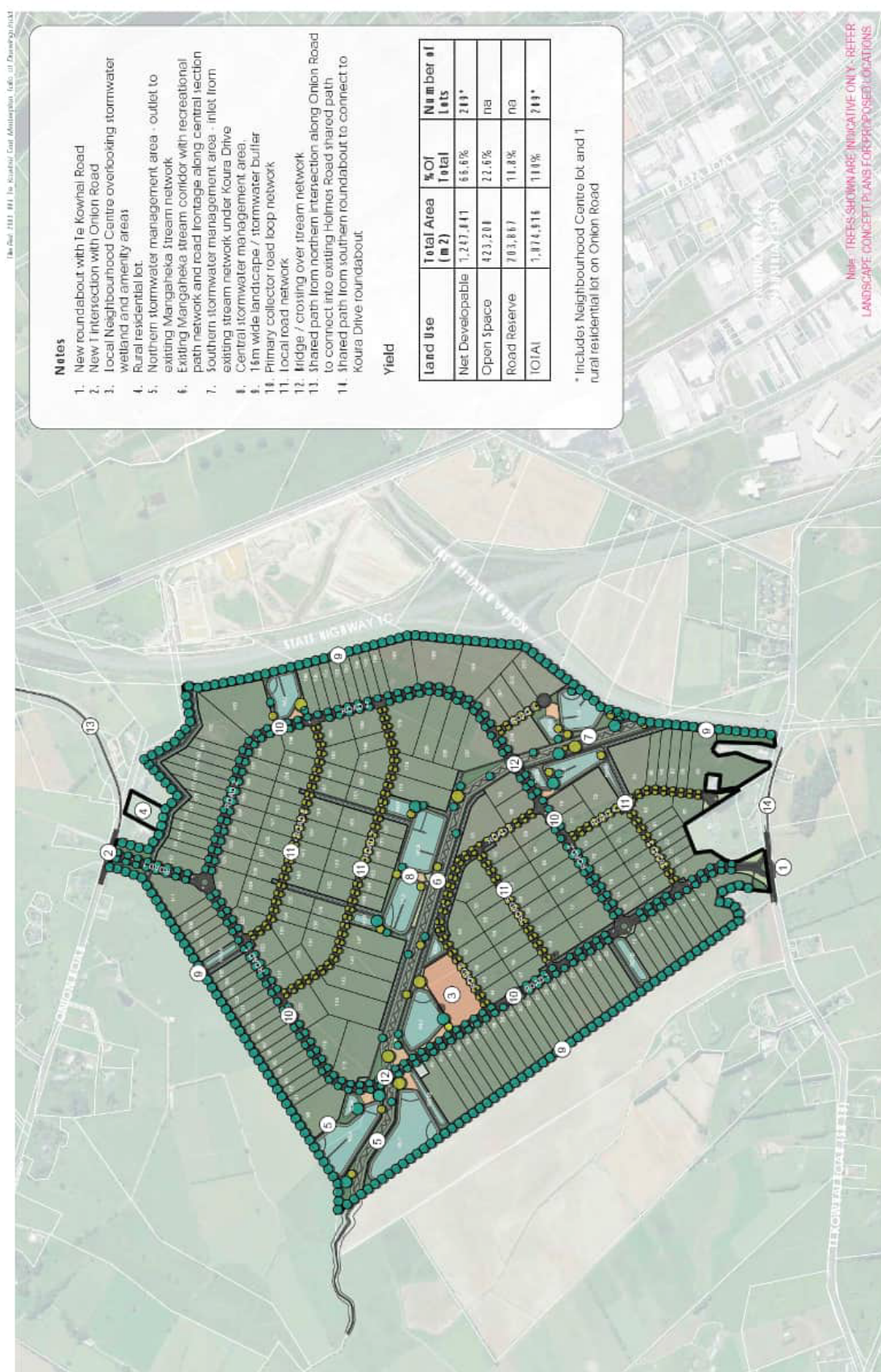
Name/s of owner/s or authorised person/s: [REDACTED]

Signature: J. J. Murray

Date: 6 July 2026

Email/phone: [REDACTED]

Attachment 1 – Masterplan



FINAL DRAFT

THE KOWHAI EAST ■ ASIERPLAN

Figure 6 - Masterplan Concept

Job Number: 2503 Drawing Number: 015e

Date: 26 June 2026 | Revision: f |

Prepared for To Kookai Test limited Partnership by Adapt Studio Limited

1 July 2026

Clekar Farms Limited
268 Te Kowhai Road
Te Kowhai

Te Kowhai East – Directly Adjacent Neighbour Engagement

Introduction

Te Kowhai East (TKE) is a proposed industrial development covering approximately 186 hectares on the north western edge of Hamilton City, that sits within the Waikato District jurisdiction. The project has been referred under the Fast-track Approvals Act and is currently progressing through the design and masterplanning phase, ahead of preparing a substantive application. TKE is aiming to lodge its substantive application in early August 2026.

As part of this phase, TKE is continuing engagement with directly adjacent landowners to ensure you are informed about the proposal, you have the opportunity to review the emerging design and to provide you with the opportunity to provide feedback if you wish.

Subject Site

The site is made up of various parcels and currently comprises an operating dairy farm. The site is outlined in the below aerial image. The Mangaheka Stream traverses the site from south east to north west. The Mangaheka Stream is currently classified as a highly modified farm drain and forms part of a managed drainage network. The site has frontage to Te Kowhai Road (State Highway 39) at the southern end, Onion Road to the north and also has a frontage on State Highway 1C on its eastern boundary.

Figure 1: Subject Site



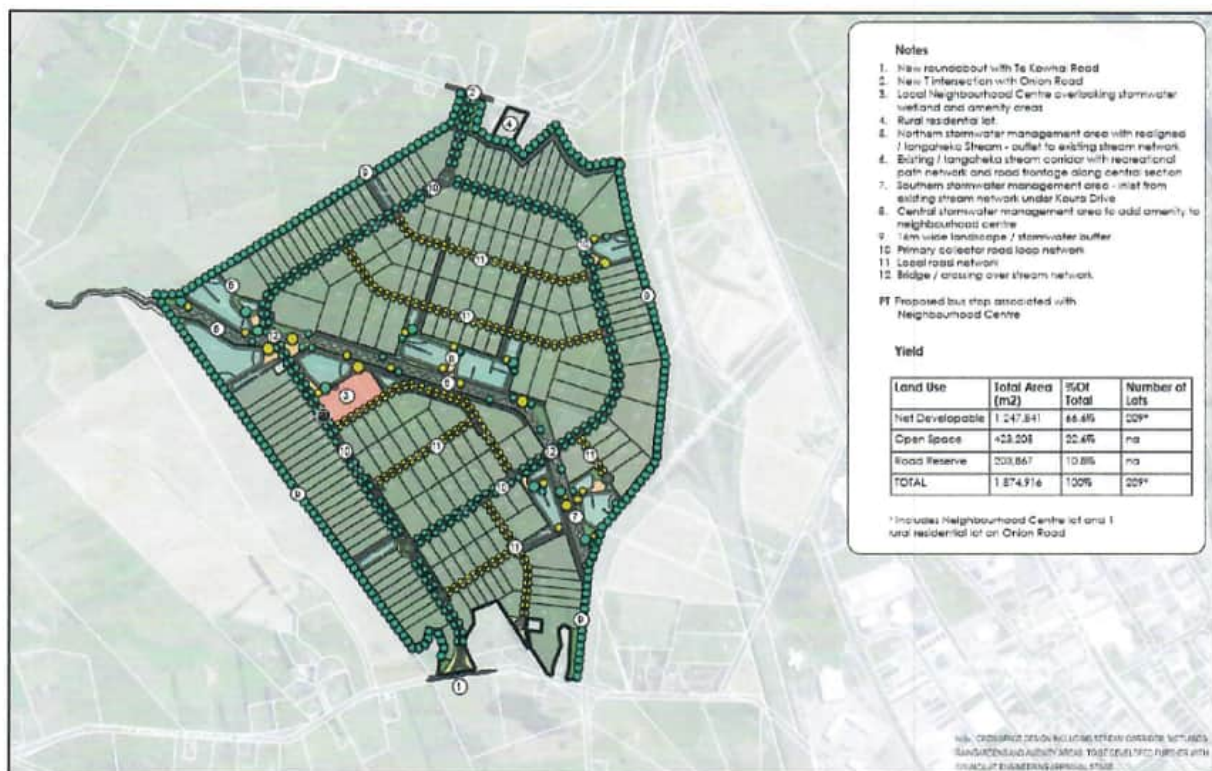
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The proposal seeks to establish an industrial development on the site, enabling a range of industrial activities alongside supporting commercial and neighbourhood amenities. Development is anticipated to occur in stages, generally progressing from the south western corner of the site to the north and then back to the south. The timing will depend on market demand, but is current anticipated to take 10-15 years.

The current masterplan is included in **Figure 2** below. Refer to **Attachment 1** for a copy of Figure 2. In summary, key components of the proposal include:

- Approximately 124 hectares of developable industrial land, providing a range of site sizes to accommodate both small logistics and larger industrial operations.
- A 2ha neighbourhood centre to support the local workforce and surrounding community, located within the red box in **Figure 2** below.
- Open space areas providing landscaping, stormwater management, amenity and recreation. This includes a wide buffer area around the perimeter of the site.
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Land Use Activities

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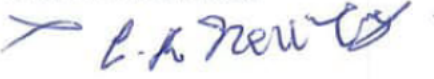
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Name/s of owner/s or authorised person/s: **Clekar Farms Limited**

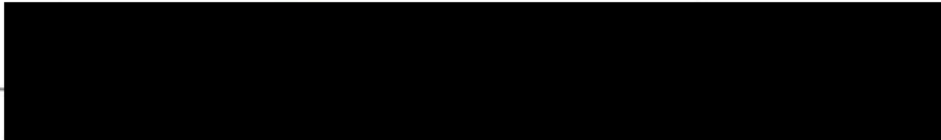
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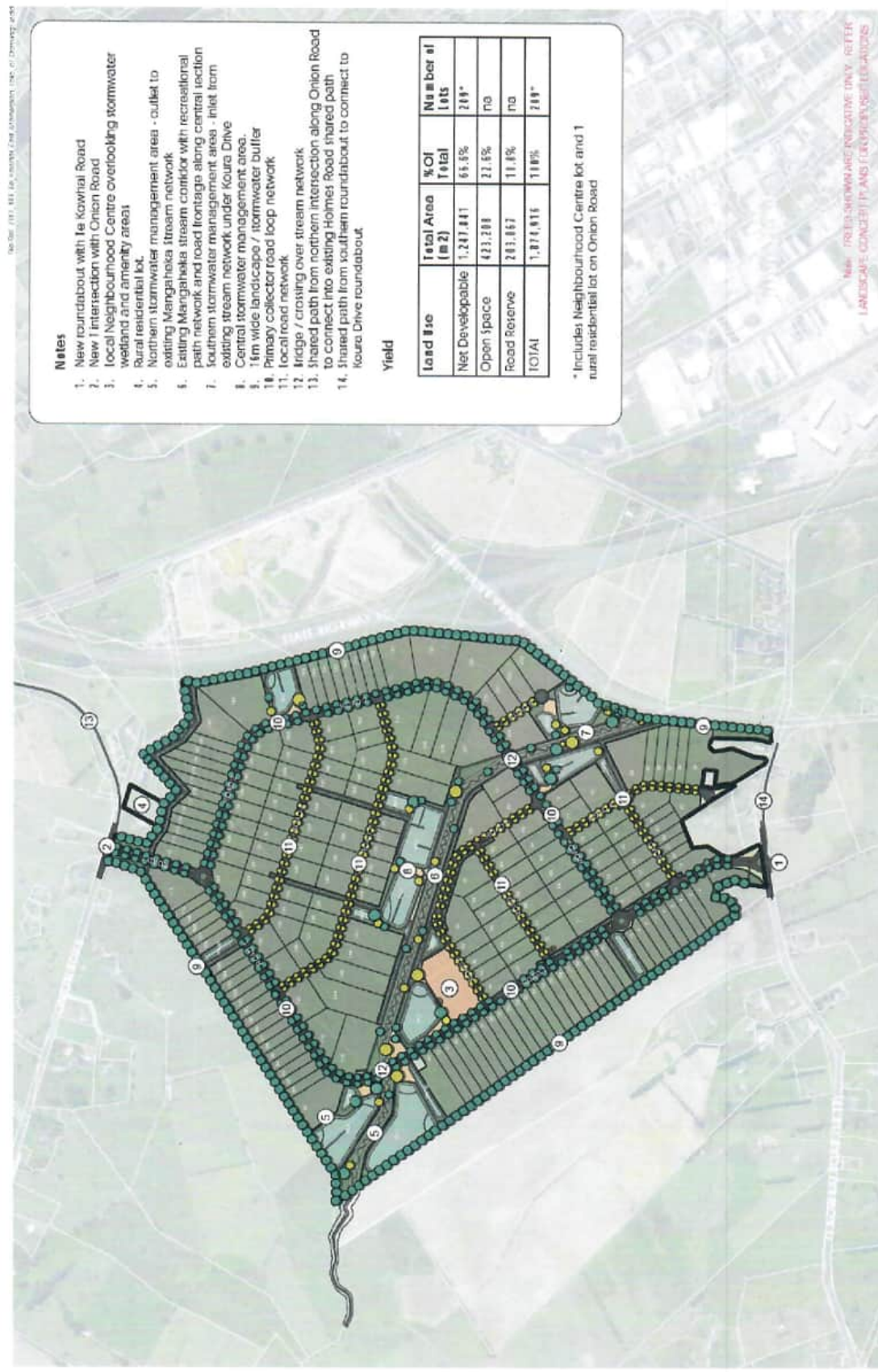
Date:

1/11/2026

Email/phone:



Attachment 1 – Masterplan



11 KOWIRIHI EAST BASTION
Figure 6 - Masterplan Concept
Job Number: 2488 Drawing Number: 6630
Date: 28 June 2024 | Sheet 2 of 2
Plan prepared for Te Kowirihi East Partnership by Adapt Tackle Limited

FINAL DRAFT



1 July 2026

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Te Kowhai

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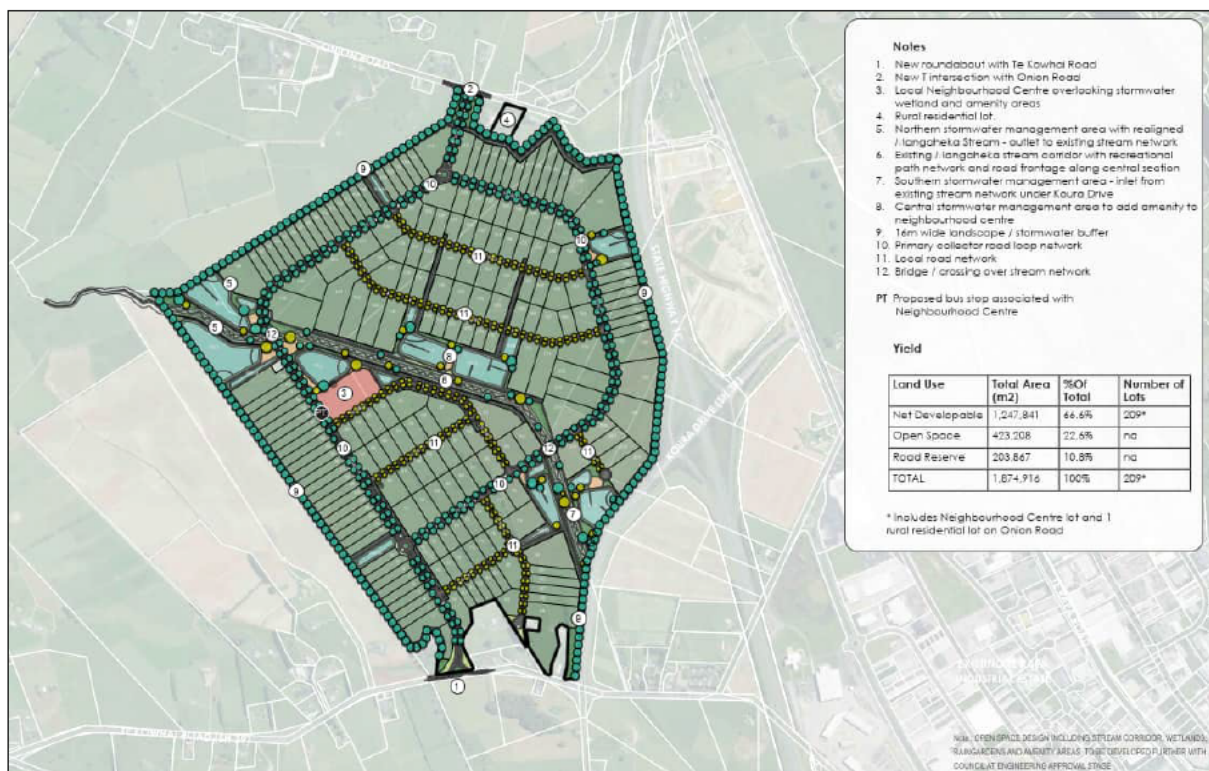
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Name/s of owner/s or authorised person/s:

[Redacted]

Signature:

Date:

Email/phone:

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Name/s of owner/s or authorised person/s:

Signature:

Uth - *skmth.*

Date:

6 July 2026

Email/phone

Notes

1. New roundabout with 1e Kowhai Road
2. New 1 intersection with Onion Road
3. Local Neighbourhood Centre overlooking stormwater wetland and amenity area
4. Rural residential lot
5. Northern stormwater management area - outlet to existing Mangahika stream network
6. Existing Mangahika stream corridor with recreational path network and road frontage along central section
7. Southern stormwater management area - inlet from existing stream network under Koura Drive
8. Central stormwater management area
9. 15m wide landscaped / stormwater buffer
10. Primary collector road loop network
11. Local road network
12. Bridge / crossing over stream network
13. Shared path from northern intersection along Onion Road to connect into existing Holmes Road shared path
14. Shared path from southern roundabout to connect to Koura Drive roundabout

Yield

Land Use	Total Area (m ²)	% of Total	Number of lots
Net Developable	1,247,141	66.6%	209*
Open Space	423,208	22.6%	na
Road Reserve	203,867	11.0%	na
TOTAL	1,874,216	100%	209*

* Includes Neighbourhood Centre lot and 1 rural residential lot on Onion Road

Note: TREES SHOWN ARE INDICATIVE ONLY. REFER
LANDSCAPE CONCEPT PLANS FOR PROPOSED LOCATIONS.

Figure 6 - Masterplan Concept

Job Number: 2103 Drawing Number: 0110
Date: 25 June 2026 Revision: 1
Prepared for: Kowhai East Limited Partnership by Adapt Studio Limited

FINAL DRAFT

