File ref: 26-BRF-02656 / FTAA-2607-1270

29 October 2026

Caleb Pearson
Stillhaven Limited (the applicant)
Email: s 9(2)(a)

C/o Fraser McNutt
Barker & Associates (the agent)
Email: s 9(2)(a)

Dear Caleb

Section 28 – Notice of Decisions on the referral application for the Stillhaven project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from Stillhaven Limited (the applicant) for the Stillhaven project (the project) under the Fast-track Approvals Act 2024 (the Act).

The Minister for Infrastructure (the Minister) has decided to accept the referral application for the project, being satisfied that the criteria in section 22 of the Act are met [*section 21(1)(c)*], and to refer the whole project to the fast-track approvals process under section 26(2)(a) of the Act. The reasons for the Minister's decisions are set out below.

Project details

The project is for the construction and establishment of a mixed-use urban development comprising residential, retirement living, commercial, open space and supporting infrastructure activities, together with an integrated stormwater and flood-management network.

The project area comprises approximately 104 hectares of rural land north-east of Te Kowhai village in the Waikato District, with frontage to Te Kowhai Road and Horotiu Road, approximately 16 kilometres north-west of Hamilton.

The project comprises:

a. approximately 700 residential dwellings (staged) across a range of housing densities with associated public reticulated services, roading, and earthworks
b. a retirement village across approximately 11 hectares of land, comprising approximately 200 retirement units (staged), 40 to 50 aged care beds, and associated facilities and infrastructure
c. two commercial areas totalling approximately 5,000m^2 of land, with approximately 1,500m^2 of commercial floor space for local services and amenities

d. an integrated stormwater and flood-management network comprising flood storage, controlled stormwater conveyance, stormwater management areas, ecological enhancement of watercourses, and associated public open space and recreation areas
e. transport, stormwater, wastewater, water supply, electricity, and telecommunications infrastructure, including upgrades to existing infrastructure and construction of new infrastructure.

While the project is proposed to be constructed and developed in multiple stages, it is not a staged project as defined in the Act. The applicant intends to lodge a single substantive application for the project.

The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application:

a. resource consents under the Resource Management Act 1991 (RMA), including a prohibited activity under the Waikato District Plan for the subdivision of land resulting in additional allotments containing high-quality soils, as described in section 42(4)(a) of the Act
b. wildlife approvals under the Wildlife Act 1953 as described in section 42(4)(h) of the Act
c. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987 as described in section 42(4)(j) of the Act.

Statutory framework for referral applications

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

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

Under section 21(3) of the Act, the Minister must decline a referral application if:

- the Minister is satisfied that the project does not meet the criteria in section 22
- the Minister is satisfied that the project involves an ineligible activity
- the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Reasons for accepting referral application

The Minister is satisfied the project:

a. is an infrastructure or development project that would have significant regional or national benefits; and
b. referring the project to the fast-track approvals process –
    i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
    ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

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

a. the project, for a mixed-use residential development, is a **development project** that would have **significant regional benefits** [*section 22(1)(a)*] because it will:

    i. increase housing supply [*section 22(2)(a)(iii)*] by delivering approximately 700 dwellings, together with a retirement village comprising approximately 200 retirement units and 40 to 50 aged care beds, increasing housing supply and housing choice within the Waikato District

    ii. deliver significant economic benefits [*section 22(2)(a)(iv)*] in the Waikato District and wider Waikato Region through substantial development expenditure, employment generation, household expenditure, and associated economic activity during construction and operation

b. referring the project to the fast-track approvals process would facilitate its delivery [*section 22(1)(b)(i)*], including by enabling it to be processed in a more timely and cost-effective way than under normal processes as:

    iii. the project requires multiple approvals, including resource consents, Wildlife Act approvals and potentially a complex freshwater fisheries approval, which can be considered through a single integrated process

    iv. the project includes subdivision of highly productive land that is anticipated to be a prohibited activity under the Waikato District Plan (Operative in Part), and outside the fast-track approvals process would likely require a plan change and separate approval processes before it could proceed

c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [*section 22(1)(b)(ii)*] because the project is neither novel in the New Zealand context or beyond the scope of what a panel would typically assess.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. The Minister is also satisfied there is no reason to decline the project under section 21(4) and (5) of the Act.

Specified matters for accepted referral application

1. Stillhaven Limited, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.

2. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.

3. Pursuant to section 27(3)(b)(ii), the following information must be submitted with the substantive application lodged for the project:

    a. an assessment of the relevant transport and three waters infrastructure, including but not limited to:

        i. the existing condition and capacity of that infrastructure

        ii. any upgrades, improvements or new infrastructure required in connection with the project

        iii. any funding required to carry out those upgrades, improvements or new infrastructure, including who will provide that funding

        iv. the proposed arrangements for the provision, operation, maintenance and long-term management of water supply, wastewater and stormwater infrastructure associated with the project

        v. details of additional consultation undertaken by the applicant with IAWAI – Flowing Waters Limited and any other relevant infrastructure providers regarding the provision of water supply, wastewater and stormwater services for the project, including a summary of issues raised, any agreements reached, and how that consultation has informed the design, servicing strategy, and infrastructure requirements of the project

        vi. an assessment of flood hazards and stormwater management, including the extent of any flood-prone areas, the effects of the project on flood risk both within and beyond the project area, and any proposed mitigation measures.

    b. an Integrated Transport Assessment, including but not limited to:

        i. the project's effects on the local and state highway transport network

        ii. the effects of the project on relevant surrounding intersections and transport corridors

        iii. traffic safety and network performance effects

        iv. active transport and public transport considerations

        v. any transport mitigation measures proposed to address the effects of the project.

4. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), the panel must invite comments from the following groups, in addition to those specified in section 53:

    a. NZ Transport Agency Waka Kotahi

    b. First Gas Limited

    c. IAWAI – Flowing Waters Limited

    d. Waikato River Authority.

Other matters

Pursuant to section 16(2)(c) of the Act, the Minister has directed any panel that considers a substantive application for the project to comply with the applicable requirements identified in the section 18 report, namely to:

a. have particular regard to Te Ture Whaimana

b. give notice to the Waikato River Authority of the application (as specified above)
c. consider the provisions for appointing hearing commissioners from the register maintained by the Waikato River Authority as they may be applied to the fast-track process
d. have regard to the Waikato-Tainui Environmental Plan, including how to provide for continued partnership with Waikato-Tainui (as a consistent theme running through the plan)
e. consider the detailed information-sharing provisions of the joint management agreements with Waikato Regional Council and Waikato District Council, as they may be applied to the fast-track approvals process.

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

If you have any queries about this notice of decisions, please email *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

If you have any queries about the substantive process, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister's decision on accepted referral application

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Section 28(1)(a) – The applicant	Stillhaven Limited

Section 28(1)(ii) – Anyone invited to comment on the application	
Relevant local authorities	Waikato District Council Waikato Regional Council
Relevant portfolio Ministers	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister of Conservation Associate Minister of Housing Minister for Seniors
Relevant administering agencies	Department of Conservation
The Māori groups under s17(d)	Te Whakakitenga o Waikato Ngāti Hauā Iwi Trust Waikato Raupatu River Trust Waikato River Authority Ngaati Maahanga/Ngaa Uri o Maahanga Ngaati Hourua Ngāti Reko Ngāti Wairere Ngāti Tamainupō Te Haa o te Whenua o Kirikiriroa (THaWK)
Any other persons under s17(5)	Chief Executive of NZ Transport Agency Waka Kotahi Chief Executive of First Gas Limited Chief Executive of IAWAI - Flowing Waters Limited Chief Executive of Watercare Services Limited Minister of Agriculture Minister for Regional Development Minister for Economic Growth

Section 28(2) – Other parties for an accepted referral application	
The Panel Convener	Including all the information received by the Minister as required by section 28(4).
Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
Environmental Protection Authority (EPA)	Including all the information received by the Minister as required by section 28(4).
Relevant administering agencies	As identified above.