

Appendix H – Referral Application Decision



File ref: BRF-7098 / FTAA-2508-1092

7 November 2025

GD Jones
Te Kowhai East Limited Partnership
Email: [REDACTED]

Dear GD

Notice of Decisions on application for referral of the Te Kowhai East project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Te Kowhai East Limited Partnership (the applicant) for referral of the Te Kowhai East project (the project) under the Fast-track Approvals Act 2024 (the Act) that has been **accepted** by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as involving the subdivision and development of approximately 186 hectares of rural land located at 248 Te Kowhai Road, 270 Te Kowhai Road, and 30 Mathers Road in the Waikato District, to establish a large-scale industrial and commercial precinct. The project includes associated infrastructure, land modification, and works to support the establishment of industrial and commercial activities.

The project area is legally described as Lot 2 Deposited Plan 523063, Lot 3 Deposited Plan 523063, Section 25-26 Survey Office Plan 417000 and Section 2 Survey Office Plan 473918, Part Allotment 6 Pukete Parish and Part Allotment 215 Parish of Pukete and Section 1 Survey Office Plan 473918, Section 13 Survey Office Plan 416124 and Section 2 Survey Office Plan 577981, and Lot 1 Deposited Plan 546273.

The project comprises:

- a. industrial activities across 128 hectares
- b. commercial activities over 2 hectares
- c. subdivision of approximately 174 hectares of land over three construction stages
- d. earthworks including cut-to-fill and cleanfill operations
- e. stormwater discharge into the Mangaheka Stream and associated infrastructure
- f. surface and groundwater abstraction for potable supply and construction activities
- g. watercourse diversions, including infilling of artificial channels and floodplain areas
- h. construction of culverts and realignment of stream
- i. bed disturbance associated with watercourse enhancement

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

- j. land use changes and soil disturbance on contaminated land
- k. an intersection upgrade on State Highway 39.

The project will require the following proposed approvals under specified Acts:

- a. resource consents under the Resource Management Act 1991 (including a prohibited activity under both the *Operative* and *Operative in Part* versions of the Waikato District Plan – specifically, the subdivision of land resulting in additional allotments containing high-quality soils, where the parent allotment held a Certificate of Title prior to 6 December 1997)
- b. wildlife authority under the Wildlife Act 1953.

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

Decision on referral application

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

Reasons for accepting referral application

The Minister is satisfied the project meets the section 22 criteria and is an infrastructure or development project that would have significant regional or national benefits as:

- a. the project for a large-scale industrial and commercial precinct is a **development project** that would have **significant regional benefits** because it:
 - will deliver significant economic benefits in the Waikato region, including an increase in industrial land supply in an area experiencing shortages, an estimated \$619.4 million contribution to GDP, and support for approximately 5,115 full-time equivalent jobs during the construction phase, with further gains expected through ongoing operations and regional economic activity [section 22(2)(a)(iv)]
- b. 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 because:
 - the inclusion of a prohibited activity, the project area's rural zoning, and classification as highly productive land would require a plan change to progress the project under standard RMA processes, which is typically a detailed and resource-intensive process
 - the time frames under the Act are significantly shorter than under the RMA

- the Act precludes public and limited notification
 - appeals under the Act are only to the High Court rather than the Environment Court and are limited to points of law
- c. it is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is neither novel in the New Zealand context nor beyond the scope of what a panel would typically assess under the RMA.

The Minister is satisfied that there is no reason he must decline the application under section 21(3). The Minister is also satisfied there is no reason he may decline the application under section 21(4) and (5) of the Act.

Specified matters for accepted referral application

In relation to a substantive application for the project:

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

The Minister has not set a specific deadline for lodging the substantive application under section 27(3)(b)(i). However, in accordance with section 28(3)(d)(ii), the application must be lodged no later than 7 November 2027, which is two years from the date of this notice of decisions.

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (section 27(3)(b)(iii): Hamilton City Council and NZ Transport Agency Waka Kotahi.

Contact information

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

Yours sincerely



Ilana Miller

General Manager – Investment Strategy & Operations

cc: *Written notice for all projects under section 28(1):*

Anyone invited to comment on the referral application under section 17:

- relevant local authorities – Waikato District Council and Waikato Regional Council
- Minister for the Environment
- relevant portfolio Ministers – Minister of Climate Change, Associate Minister of Transport
- relevant administering agencies – Ministry for the Environment, Department of Conservation
- Māori groups identified in the list provided to the Minister – 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 person – Chief Executive of Hamilton City Council, Chief Executive of NZ Transport Agency Waka Kotahi, Minister for Regional Development, Minister for Economic Growth

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

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